



**To Let**

**Highly Prominent Restaurant / Café Unit c 1,528 sq. ft  
269 Upper Newtownards Road, Belfast**

**tdk** commercial  
property  
consultants  
**028 9024 7111**  
[www.tdkproperty.com](http://www.tdkproperty.com)

- Highly prominent unit within Ballyhackamore Village
- Surrounding occupiers include Il Pirata, Yugo East, Pizza Express and Café Nero
- Benefits from previous tenant partial fit out

### LOCATION

The property is located in the heart of Ballyhackamore village which is one of Belfast's most sought after suburban locations.

The Upper Newtownards Road is a main arterial route into Belfast City Centre and sits on the Glider route.

There are a wide range of local and national occupiers located in Ballyhackamore including, Marks and Spencer, Little Wing, Il Pirata, Pizza Express, Yugo East, Café Nero, Camile Thai and Café Maud's.

### DESCRIPTION

The unit is suitable for restaurant/café use.

The property benefits from the previous tenants partial fit-out to include air conditioning, kitchen extraction, disabled WC facilities and down lighting.

### ACCOMMODATION

Ground Floor	1,528 sq. ft.	( 142 sq. m.)
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### LEASE TERMS

Rent: £32,500 per annum  
 Term: 10 years subject to a rent review at the end of year 5  
 Repairs: Effective full repairing and insuring  
 Insurance: Current year is estimated to be £560 pax

### RATEABLE VALUE

Currently under Covid relief, nil rates are payable until April 2022. We are advised by the Land and Property Service that the property has an NAV of £24,000. The rate in the £ for 2021/2022 is £0.543147 and the rates payable are £13,036

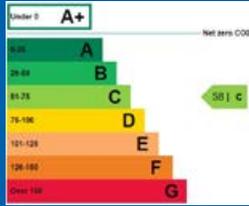


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## EPC

C58 Rating.



## VAT

All prices, outgoings etc. are exclusive of, but may be subject to VAT.

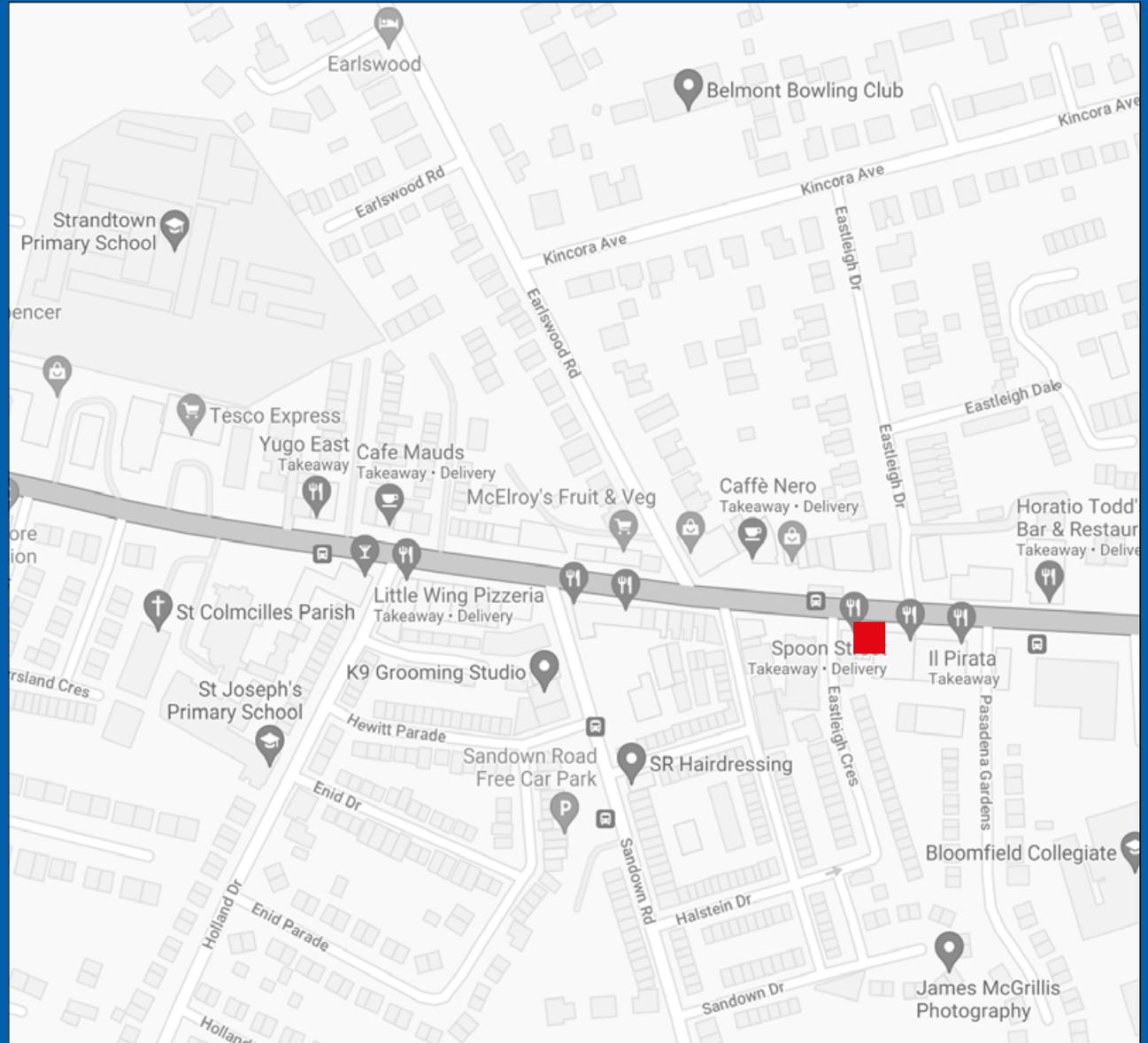
## FURTHER INFORMATION

View strictly by prior appointments with agents. For more information or to arrange a viewing please contact:



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