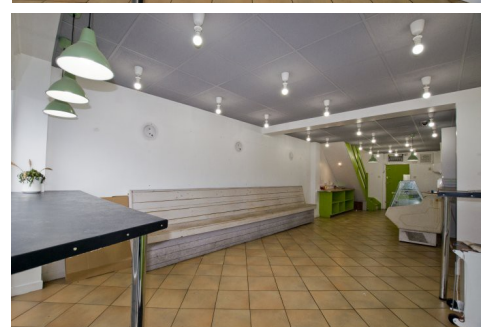
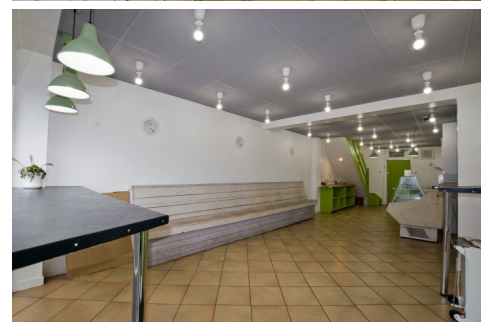


# TO LET

Coffee Shop / Restaurant

346 Upper Newtownards Road, Belfast BT4 3EX



**A great opportunity to rent a unit with existing planning permission for café in the heart of the bustling Ballyhackamore. Busy with shoppers by day and suburban diners by night, this is a go-to location beside Winemark, Marie Curie Shop and Reeds Rains Estate Agents.**

**Accommodation is on two floors allowing great flexibility for café/deli/restaurant use and all at an affordable rent.**

## SIZE

Ground Floor	Coffee Shop	363 sq.ft.	(33.7 sq.m.)
First Floor	Kitchen	224 sq.ft.	(20.8 sq.m.)
	Stores	18 sq.ft.	(1.7 sq.m.)
	Ladies and Gents W.C.'s		

## RENT

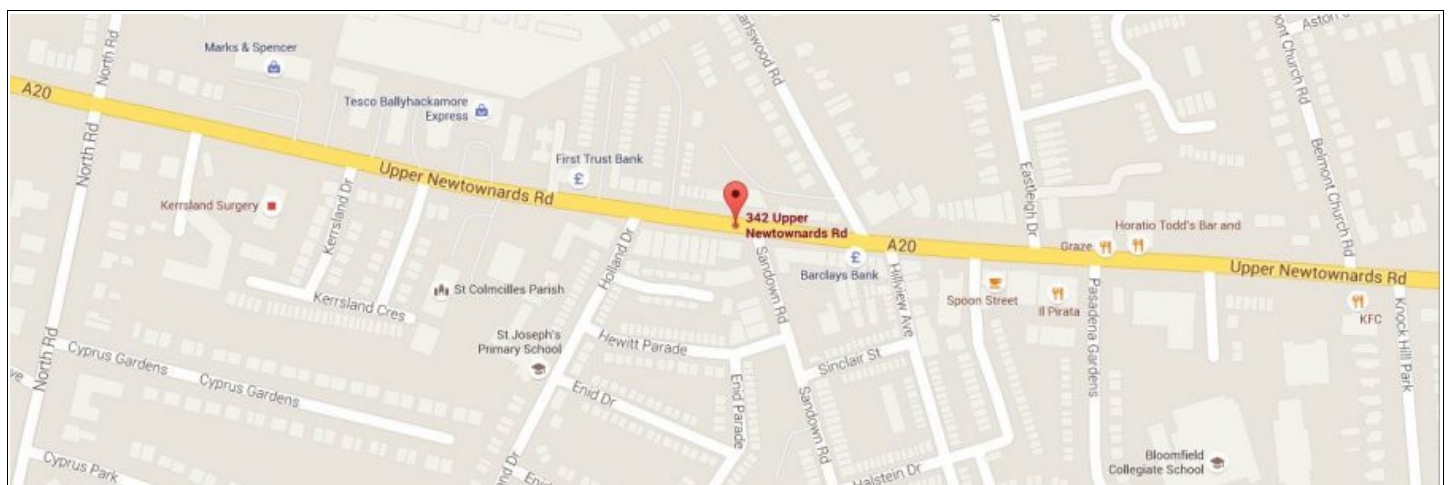
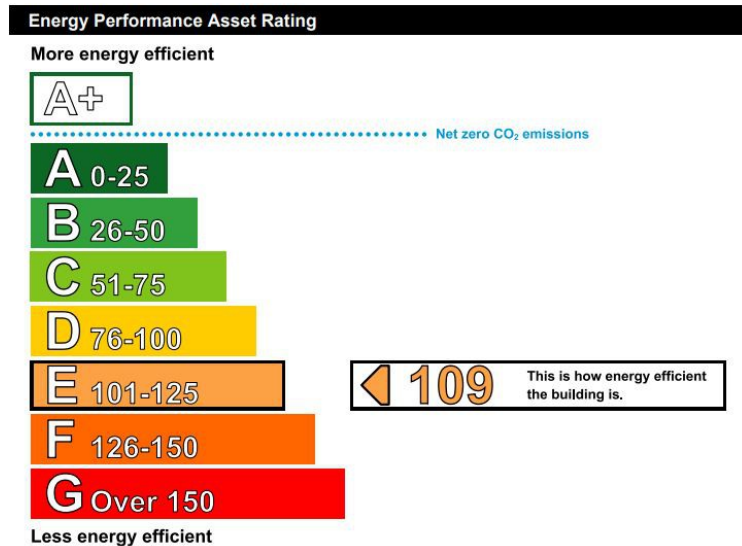
**Offers in the region of £9,750 per annum**

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

E-MAIL: [commercial@templetonrobinson.co.uk](mailto:commercial@templetonrobinson.co.uk)

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VAT	May be applicable to the above	
LEASE	5 years minimum on a full repairing and insuring basis by way of a service charge	
RATES	NAV	£7,600
	Rates payable 2017/2018	£4,504.38
EPC	E-109	
VIEWING	By appointment with sole agents	028 9042 4747



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