

FOR SALE / TO LET

Fully Fitted Hot Food Unit with Upper Floor c.709 sq.ft. (65.8 sq.m.)
983-985 Upper Newtownards Road, Dundonald, Belfast BT16 1RN



LOCATION

The Subject property is located in the heart of Dundonald Village, adjacent to the vehicular exit from Asda and close to the busy junction of the Upper Newtownards Road, Church Road and Ballyregan Road. The Ulster Hospital is located about 400m away. Neighbouring occupiers include Tropical Tan, Titanic Vapour, Classic Blinds and Aesthetically Pleasing.



DESCRIPTION

This is a fully fitted Hot Food unit at ground floor level, formerly trading as a Chinese takeaway with upper floor chefs' apartment/ office with separate entrance. It is finished to include solid floor with part tiled and part nonslip floor, UPVC double glazed shop front with roller shutter, PVC panelled walls and surface mounted fluorescent lighting.



There is a Rear derelict store previously occupied by Dundonald taxis, making room for extension / expansion / redevelopment (subject to planning).

Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

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ACCOMMODATION

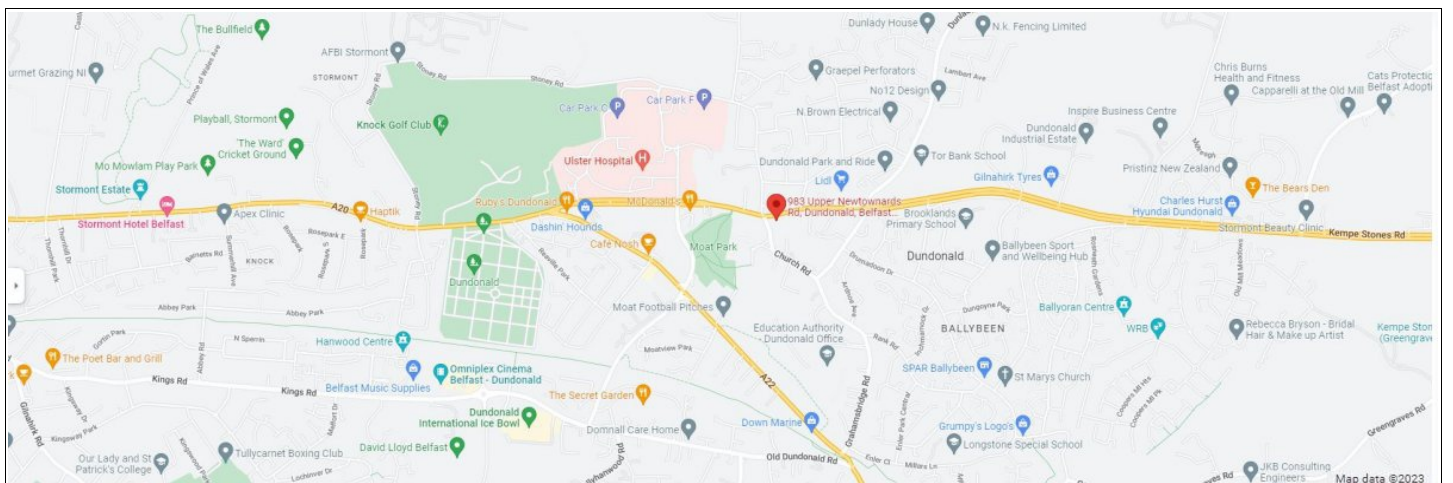
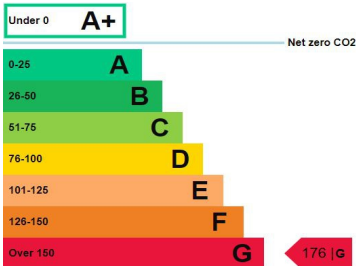
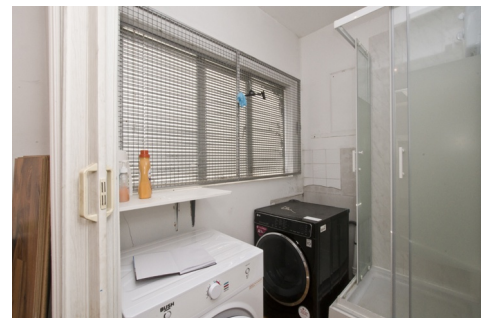
GF Hot Food Sales	c.137 sq.ft.	(12.7 sq.m.)
Kitchen / Prep	c.179 sq.ft.	(16.6 sq.m.)
Rear Prep / Storage	c. 70 sq.ft.	(6.5 sq.m.)
First Floor	c. 323 sq.ft.	(30 sq.m.)
Plus WC		
Total	c.709 sq.ft.	(65.8 sq.m.)
Site area	depth	c.24m
	width	c.7m
	(approx. dimensions using google earth digital measurement)	

SALE PRICE

Offers around £140,000

LEASE DETAILS

RENTAL LEASE	£12,000 per annum exclusive
RATES 983 - Apt 1 st Floor	Minimum 5 years
	Capital Value £75,000
	domestic rates payable
985 - Hot Food	NAV
	Rates payable 2022/23 with SBRR
REPAIRS / INSURANCE	Full Repairing and Insuring basis lease
EPC	G-176
VAT	Prices quoted are exclusive of VAT, which may be chargeable.
VIEWING	By appointment with Sole Agent 028 9131 3830



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