



CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

TO LET

RETAIL PREMISES



**339 NEWTOWNARDS ROAD
BELFAST
BT4 1AG**

Managing Director: Paul Ritchie Bsc (Hons) MRICS

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Commercial Property Solutions is a trading name of Commercial Property Solutions (Northern Ireland) Limited.

Excellent retail premises fronting onto the busy Newtownards Road in east Belfast.

Floor Area: Approx. 81.4 sq m (876 sq ft). The premises are fitted with suspended ceiling, Phoenix Gas central heating and aluminium frame shop front.

The premises would be suitable for a variety of uses subject to any necessary planning permission.

Accommodation: Sales Area 81.4 sq m (876 sq ft)
Toilet Accommodation

Lease details: Term:
Negotiable, subject to a minimum of five years.

Rent:
£12,500 per annum.

Rent Reviews:
Every five years

Repairs and Insurance:
The tenant will be responsible for repairs to the premises and reimbursement of the insurance premium to the landlord.

Rateable Value: £8,000
Rate in £ 2009/10 = 0.536225
Rates payable 2009/10 = £4,290

VAT: The premises are not registered for Value Added Tax.

Viewing: By appointment with Commercial Property Solutions
Tel: 028 9045 1225

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