



CHARTERED SURVEYORS AND  
COMMERCIAL PROPERTY CONSULTANTS

## TO LET

### RETAIL UNIT



**2B SANDOWN ROAD  
BALLYHACKAMORE  
BELFAST  
BT5 6GY**

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.

Self contained retail unit located fronting onto the busy Sandown Road at its junction with the Upper Newtownards Road.

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

The unit has been fitted with a suspended ceiling with inset fluorescent lighting and an electric roller shutter.

**Accommodation:** Sales Area Approx. 16.7 sq m ( 180 sq ft )  
Toilet Accommodation

**Rateable Value:** £2,950  
Rate in £ for 2009/2010 = 0.536225  
Rates payable for 2009/2010 = £1,582

**Lease details:** Term:  
Negotiable subject to a minimum of three years.

Rent:  
£6,000 per annum

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

**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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