



989 Upper Newtownards Road, Belfast, BT16 1RN

£500 Per Month

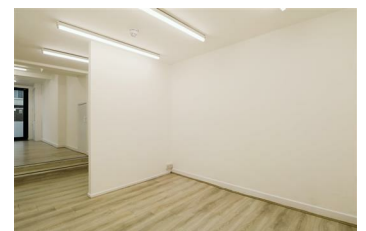


Unique opportunity to rent a ground floor commercial premises, extending to c.460 sq ft, prominently situated in the heart of Dundonald village, in close proximity to the junction of Upper Newtownards Road, Church Road and Ballyregan Road. The Upper Newtownards Road is a main arterial route and is well served by public transport, with the surrounding locality characterised by a mix of commercial and high density residential developments. The Ulster Hospital is located approximately 400m west with other prominent occupiers including Asda, McDonalds, Classic Blinds and Eurospar in close proximity.

The subject premises comprises aluminium framed, double glazed front door with matching picture window leading into main shop front, steps leading down to rear office and storage room, furnished cloakroom with two piece suite, and kitchenette. The property further benefits from painted walls and ceilings, strip lighting, wood laminate floor coverings, glazed shop front and generous electrical specification throughout.

We are advised by Land & Property Services that the NAV is £4,850.00, resulting in estimated rates payable for 2023/24 of approximately £2,551.81 (excluding SBRR).

Please note; all prices, rentals and outgoings are quoted net of VAT which may be chargeable.



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