

# McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



# TO LET

## SHOP UNIT

UNIT 6,  
EARLSWOOD HOUSE  
370-374 UPPER  
NEWTOWNARDS ROAD  
BELFAST  
BT4 3EY

c. 45 m<sup>2</sup> (485 ft<sup>2</sup>)



## CONTACT:

Ryan McKenna

E: [rmck@mckibbin.co.uk](mailto:rmck@mckibbin.co.uk)

McKIBBIN COMMERCIAL  
PROPERTY CONSULTANTS  
CHARTERED SURVEYORS

Callender House,  
58-60 Upper Arthur Street,  
Belfast BT1 4GJ

T: 02890 500100

E: [property@mckibbin.co.uk](mailto:property@mckibbin.co.uk)

- The shop unit is located within Earlswood House which occupies a prominent location in the heart of Ballyhackamore at the junction of Upper Newtownards Road and Earlswood Road.
- The unit, which fronts onto Earlswood Road, would be suitable for a wide variety of retail or office uses, subject to Planning Permission.
- Occupiers of Earlswood House include Oxfam, Ulster Cancer Foundation, Pizza Co. and War On Want. Other occupiers within the area include Caffè Nero, Pizza Express, Il Parata, Neill's Hill, Barclays, Winemark, Simon Brien Estate Agents and Templeton Robinson Estate Agents.

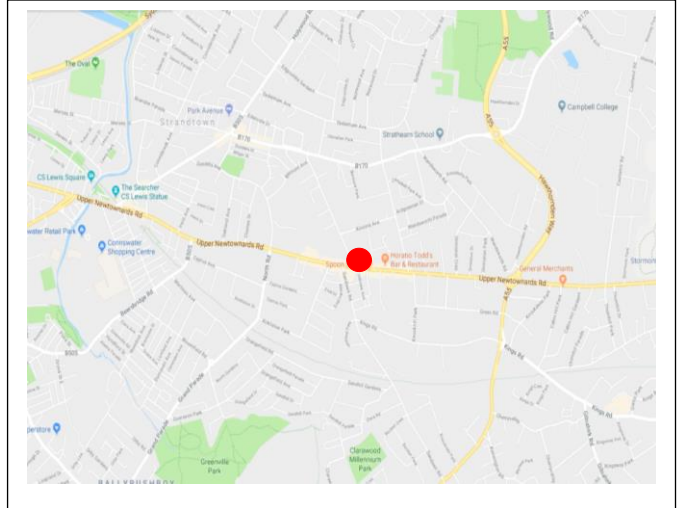
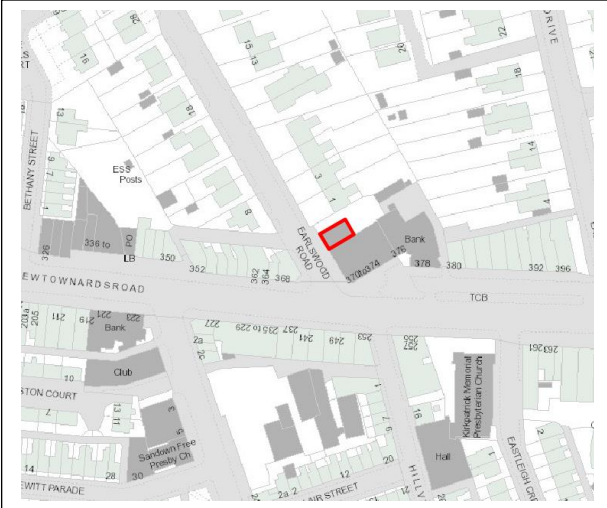
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# TO LET

## SHOP UNIT

Unit 6, Earlswood House, 370-374 Upper Newtownards Road, Belfast



### LEASE DETAILS

**Term:**

5 years.

**Rent:**

£9,500 per annum, exclusive.

**Rent Review:**

5-yearly.

**Repairs:**

The tenant is responsible for internal repairs and shop front.

**Service Charge:**

Levied to cover a fair proportion of external repairs and cleaning of common areas, management fees and any other reasonable outgoings of the Landlord. Currently estimated to be approximately £615 per annum.

**Insurance:**

Tenant to reimburse the Landlord with a fair proportion of the building insurance premium. Currently estimated to be approximately £180 per annum.

### ACCOMMODATION

	Area
Internal Frontage	- c. 4.41 m (14' 6")
<b>NET INTERNAL AREA</b>	<b>- c. 45 m<sup>2</sup> (485 ft<sup>2</sup>)</b>
Sub-divided as follows:-	
Sales Area	
Kitchen	
Store	
WC	

### RATES INFORMATION

NAV £9,850  
Rate in £ 2019/20 = 0.614135  
Rates payable 19/20 = £4,840

(inc 20% Small Business Rates Relief)

### VAT

The premises are registered for Value Added Tax.

### EPC

**Energy Performance Certificate** Northern Ireland  
Non-Domestic Building

Use 1 Earlswood House  
370 Upper Newtownards Road  
BELFAST  
BT6 5EY

Certificate Reference Number:  
0170-0537-4449-0104-2002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at [www.finance-ni.gov.uk](http://www.finance-ni.gov.uk).

**Energy Performance Asset Rating**

More energy efficient

**A+**

A 0-25  
B 26-50  
C 51-75  
D 76-100  
E 101-125  
F 126-150  
**G Over 150** ← **196** This is how energy efficient the building is.

Less energy efficient

**Technical Information**

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 94  
Building complexity (INOS level): 3  
Building emission rate (kgCO<sub>2</sub>e/m<sup>2</sup> per year): 192.37  
Primary energy use (kWh/m<sup>2</sup> per year): Not available

**Benchmarks**

Buildings similar to this one could have rating as follows:  
If newly built: **30**  
If typical of the existing stock: **106**