

**FOR SALE
/ TO LET**



Artists impression showing front elevation after proposed refurbishment

PRIME RETAIL PREMISES

**310/320 Upper Newtownards Road,
Belfast**

- Extensive retail premises extending to 3,548 sq.ft at ground floor, located in the centre of Ballyhackamore
- Retailers in the vicinity including Tesco Express, Marks and Spencer Simply Food, Winemark and Spar
- Planning Permission (Z/2008/0032/F) granted for shop-front alterations and partial change of use (80 sqm) from class A1 to class A2 including subdivision into 4 units.
- Former neighbourhood food store suitable for a variety of retail uses.
- With extensive first and second floor stores.

028 9044 7144



WHELAN

- Planning Permission granted for conversion to 4 no. self contained retail units with upper floor ancillary accommodation and change of use to Class A2 (Financial, Professional and other services) for (80 sqm) Copy planning permission available on request.
- Rental income of £4,500 pa from first floor tenant.

EXISTING ACCOMMODATION

Floor	Sq. m.	Sq. ft.
Ground	329.6	3,548
First	126	1,357
Second	54.3	585
TOTAL	509.9	5,490

Sections of the upper floor accommodation are currently boarded up with no access and are therefore excluded from the above areas.

PROPOSED ACCOMMODATION

Indicative plans show a possible layout following sub-division providing 4 units with the following approximate gross internal area:

Description	Floor	Sq.m	Sq.ft.
UNIT 1	Ground	98.1	1,056
	First	101.3	1,090
	Second	49.2	529
UNIT 2	Ground	101.6	1,094
	First	100.3	1,080
	Second	49.0	527
UNIT 3	Ground	85.3	918
	First	75.6	814
	Second	48.7	524
UNIT 4	Ground	82.5	888
	First	75.6	814
	Second	48.7	524

RENTAL INCOME

The upper floor accommodation to the rear of 310 Upper Newtownards Road (1a Castlevew Terrace) is occupied by Skandia Restaurants Limited.

The lease was for a term of 5 years from September 2002 and has now expired, the tenants are currently overholding. The rent passing is £4,500 pa.

PRICE

Offers are invited in the region of £650,000

or RENT

Alternatively our client will consider undertaking the redevelopment works and offering the units To Let. Further details available on application

VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be applicable.

LOCATION MAP



ACE MAP



VIEWINGS

By appointment through joint sole agents:-



Whelan Commercial Ltd.
41 Arthur Street, Belfast, BT1 4GB

028 9044 7144

www.whelan.co.uk

On the instructions of:

The co-operative estates

MISREPRESENTATIONS ACT 1967 Whelan Commercial Limited (and their Joint Agents where applicable) for themselves and for the Vendors and/or Lessors of the property whose agents they are, give notice that (1) these particulars are a general guideline only, for the guidance of prospective purchasers or tenants, and they do not constitute the whole or part of an offer or contract; (2) Whelan Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (3) no employee of Whelan Commercial Limited and their Joint Agents where applicable) has any authority to make or give representation of warranty or enter into any contract whatever in relation to the property; (4) unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject; (5) these particulars are issued on the understanding that all negotiations are conducted through Whelan Commercial Limited.

Energy Performance Certificate

Non-Domestic Building

Northern Ireland

310-322 Upper Newtownards Road
BELFAST
BT4 3FD

Certificate Reference Number:
0950-2079-0361-8110-3054

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 Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 77

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	916
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

56 If newly built

90 If typical of the existing stock