

TO LET

SHOP UNIT 4, MOAT HOUSE

963-969 UPPER NEWTOWNARDS ROAD BELFAST



UNIT 4

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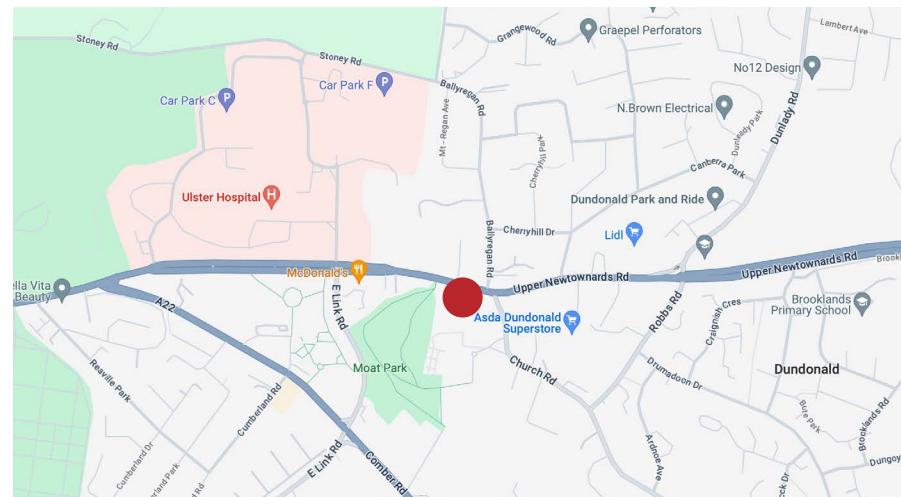
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LOCATION

Prominent Location on the main Upper Newtownards Road in the heart of the densely populated Dundonald village, close to the junction with Church Road. The Ulster Hospital, an ASDA Supermarket and a McDonalds Drive Thru are all located nearby. The property is located approximately 6 miles east of Belfast City Centre and 4 miles from Newtownards Town Centre.

DESCRIPTION

Moat House is a prominent modern retail parade, in the centre of Dundonald with existing occupiers including Medicare Pharmacy, BUPA and G&S Hair. The subject unit is finished with dry lined walls, shop front and WC and is suitable for a variety of uses.



Not To Scale. For indicative purposes only.

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ACCOMMODATION

The following approximate areas have been calculated as:

Description	Sq Ft	Sq M
Shop Net Area	332	30.84

NAV

Not yet assessed. Estimates available on request

LEASE DETAILS

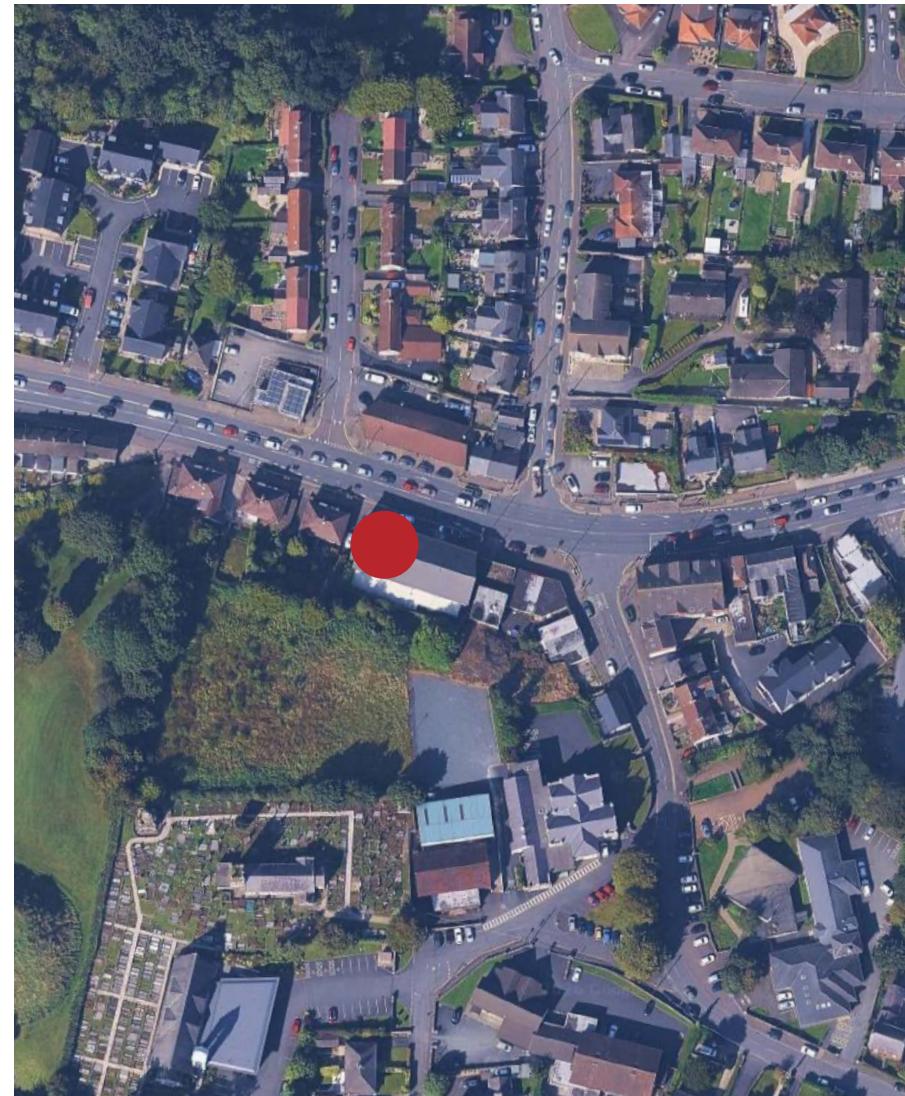
Rent: £9,500 per annum exclusive
 Term: Negotiable
 Service Charge: Tenant to contribute to common costs
 Insurance: Tenant to pay a fair proportion of the buildings insurance

VAT

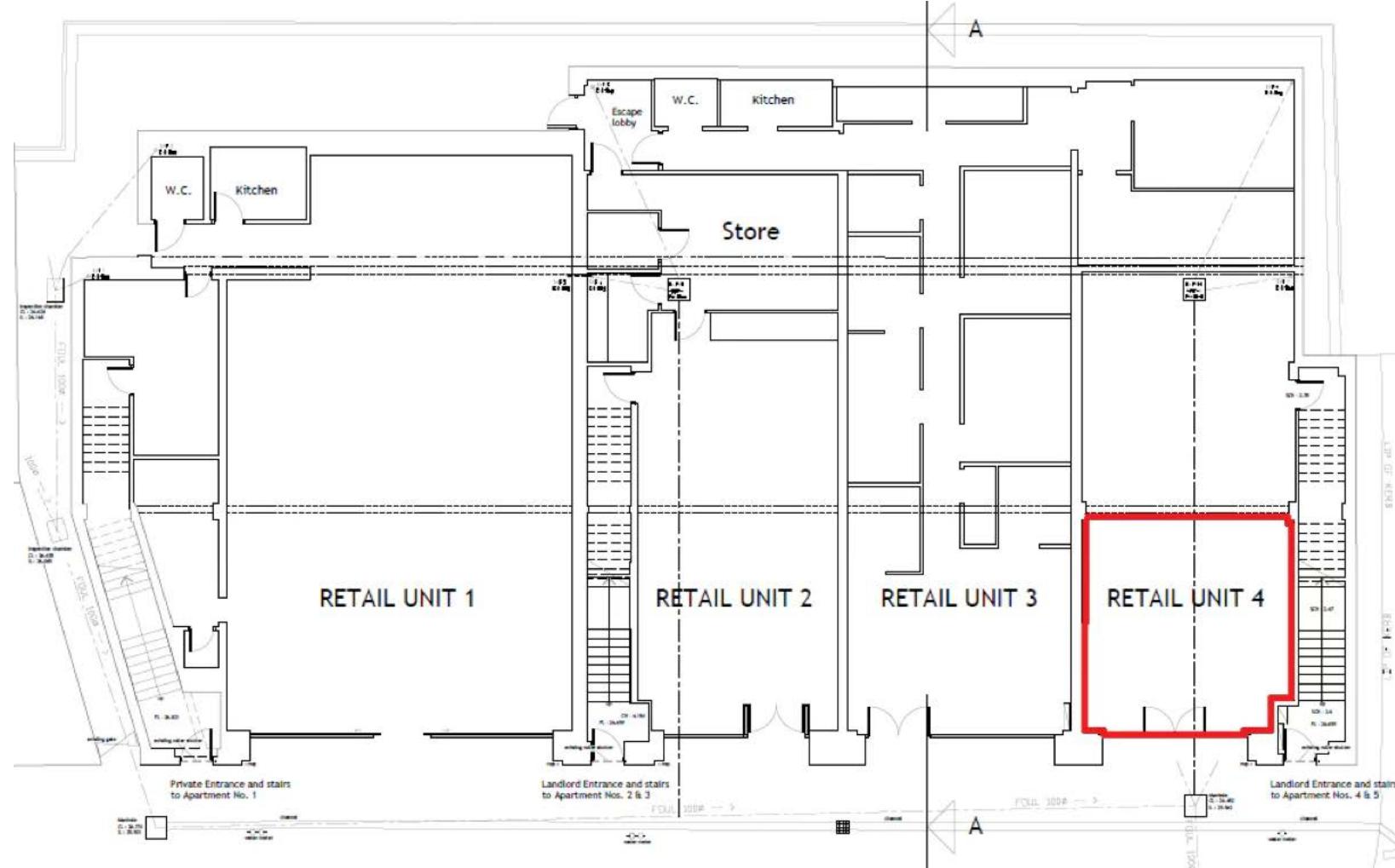
Prices outgoings and rentals do not include VAT which may be chargeable

EPC

Awaiting EPC.



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Existing Floor Plan

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For viewing appointments please contact:

Ronan Campbell

ronan@campbellcommercial.co.uk
07803 722898

EPC

Awaiting EPC

Adam Eakin

adam@campbellcommercial.co.uk
07542 800719

Campbell Commercial

Scottish Provident Building, 7 Donegall Square West, Belfast, BT1 6JH
028 9024 9024
info@campbellcommercial.co.uk

campbellcommercial.co.uk

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