

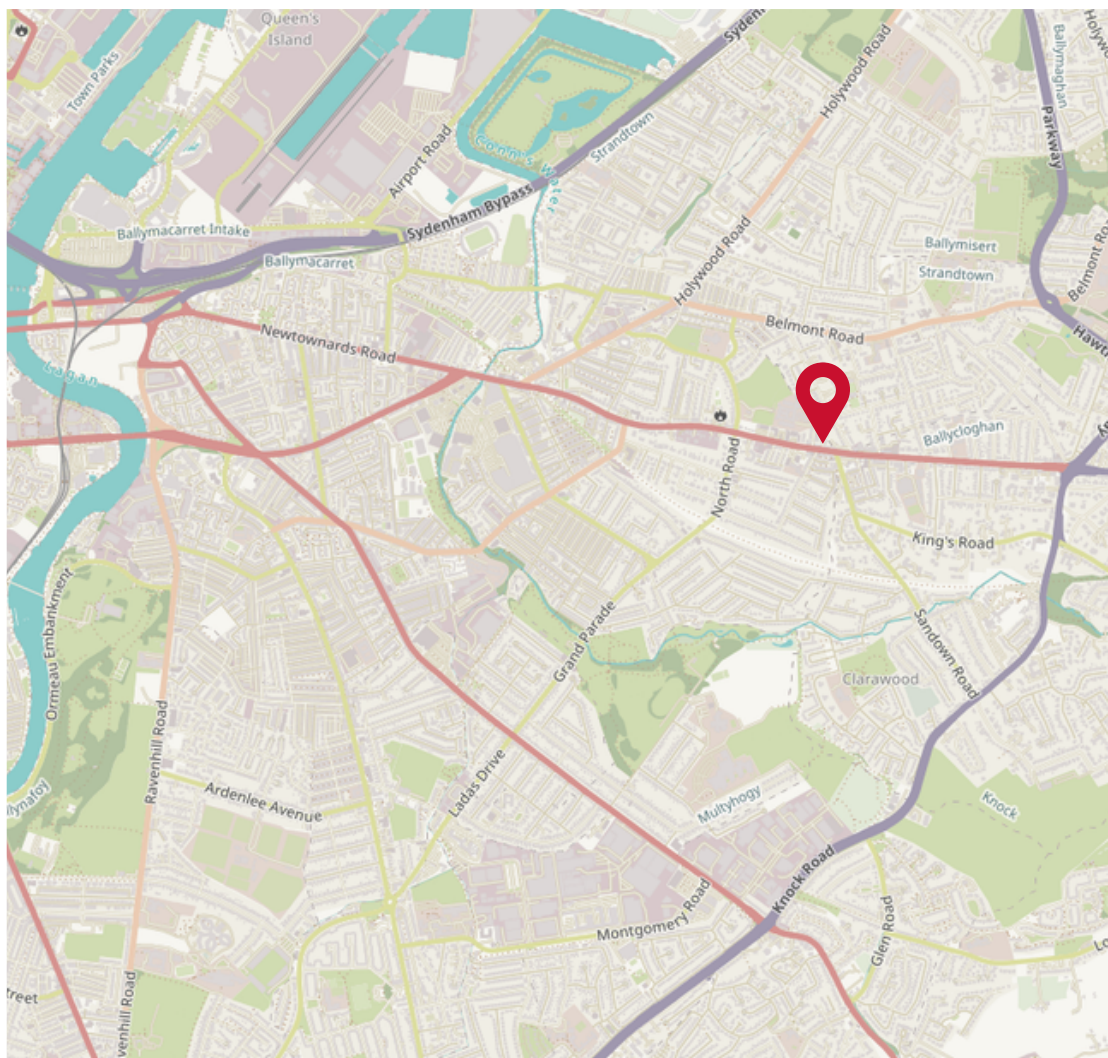
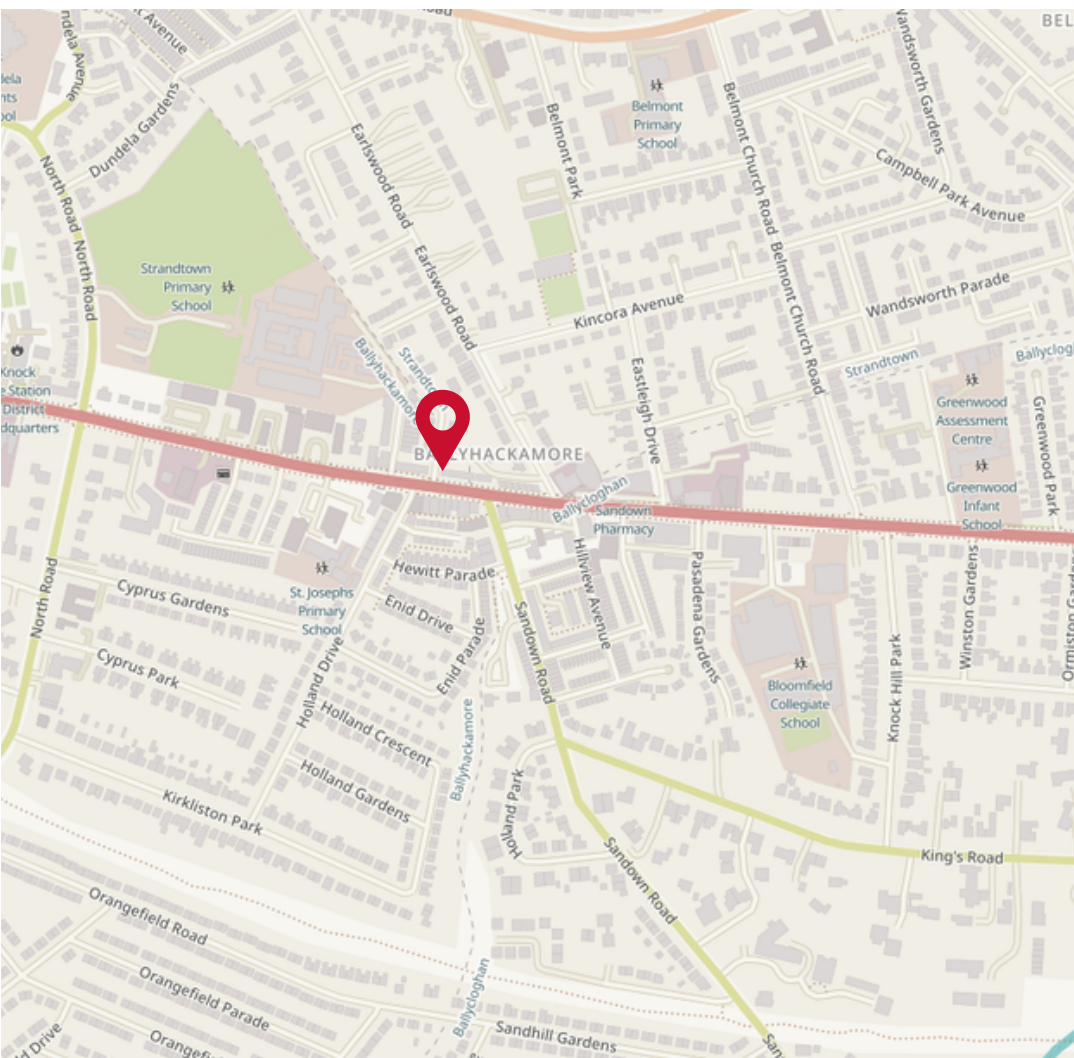
TO LET

**Lambert
Smith
Hampton**



**330 Upper Newtownards Road,
Ballyhackamore, Belfast, BT4 3EX**

Prominent Retail/Office Premises
Extending to Approximately 778 sqft.



LOCATION

The property is located in the heart of East Belfast fronting the Upper Newtownards Road, one of Belfast's main arterial routes. The property's location therefore attracts a high level of passing footfall and vehicular flow and is in close proximity to both Belfast City Centre and Ballyhackamore, which is a thriving neighbourhood in East Belfast. Ballyhackamore has proven to be a very desirable area for many young professionals and continues to grow in popularity for many retailers and food and beverage operators.

The property is surrounded by commercial businesses and high density residential development. The Outer Ring Road, Sydenham Bypass, George Best Belfast City Airport and other main arterial routes leading to the City Centre are all in close proximity. Neighbouring occupiers include a variety of occupier types such as McConnell Kelly & Co, The East Bengal, Trilogy Hair, Kumiko Cat Lounge, Mauds, Little Wing and WingIt.

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DESCRIPTION

The subject property is situated over ground and first floor, extending to approximately 778 sqft. Internally, the unit consists of an open plan space on the ground floor and a number of cellular rooms on the first floor. To the rear of the unit there is a kitchen and storage areas.

The accommodation is finished to include plastered and painted walls, suspended ceilings, recessed strip and LED lighting, double glazing and economy 7 fired heating system.

The space benefits from own door access and glazed frontage directly onto the Upper Newtownards Road.

Available to let due to existing tenant relocation.

SCHEDULE OF ACCOMMODATION

	Sq Ft	Sq M
Ground Floor	198	18.00
First Floor	580	54.00
Total	778	72.00

LEASE DETAILS

Rent -	Price on Application.
Term -	By negotiation.
Rent Review -	Every fifth year on an upward only basis.
Repairs -	The Tenant is to be responsible for external and internal repairs.
Insurance -	The Tenant will be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.





For Further Information

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RATEABLE VALUE

We have been advised by Land and Property Services for the year 2026/27:

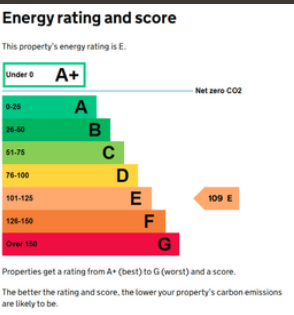
NAV -	£8,050.00
Rate and Poundage for 2025/26 -	0.650288
Rates Payable -	Approximately £5,235 Per Annum.

VALUE ADDED TAX

We have been advised that the subject property is VAT registered and therefore VAT will be charged in addition to the figures quoted within this brochure.

ENERGY PERFORMANCE CERTIFICATE

The property benefits from an EPC Rating of E109.



ANTI MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser/ tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

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