



**OK
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TO LET

Site at 267 Newtownards Road, Belfast, BT4 1DA

Prominent c. 0.4 Acre Site Suitable for a variety of uses (Subject to Planning)

RENT REDUCED

LOCATION / DESCRIPTION

The Newtownards Road is one of Belfast's primary eastern arterial routes, benefitting from high levels of passing vehicles and pedestrian traffic.

The subject occupies an extremely prominent location in close proximity to Connswater Shopping Centre and Retail Park, whose occupants include Home Bargains, B & M, The Range, Lidl, McDonalds and KFC.

Prominent site in a densely populated area c. 1.5 miles from Belfast city centre which is suitable for a wide variety of uses to include car wash, vehicle sales etc subject to any necessary planning consents.

SITE AREA

The site extends to c. 0.4 Acres.

LEASE DETAILS

RENT: £20,000 Per annum.

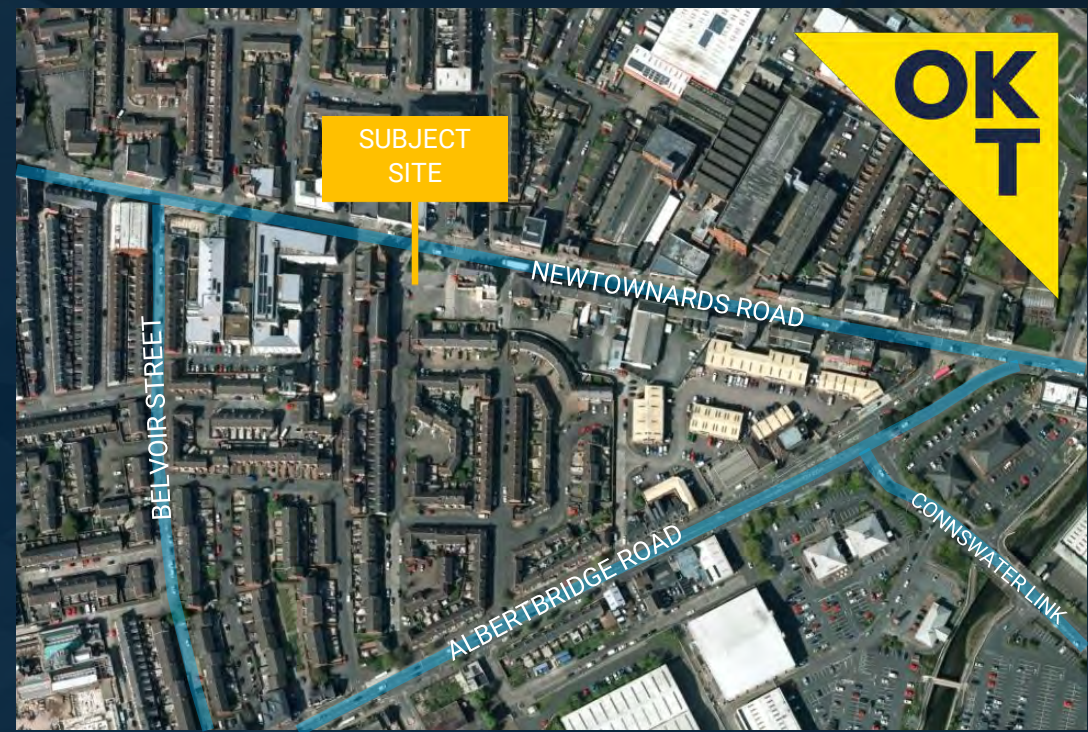
TERM: Negotiable up to a maximum of 3 years.

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 9714



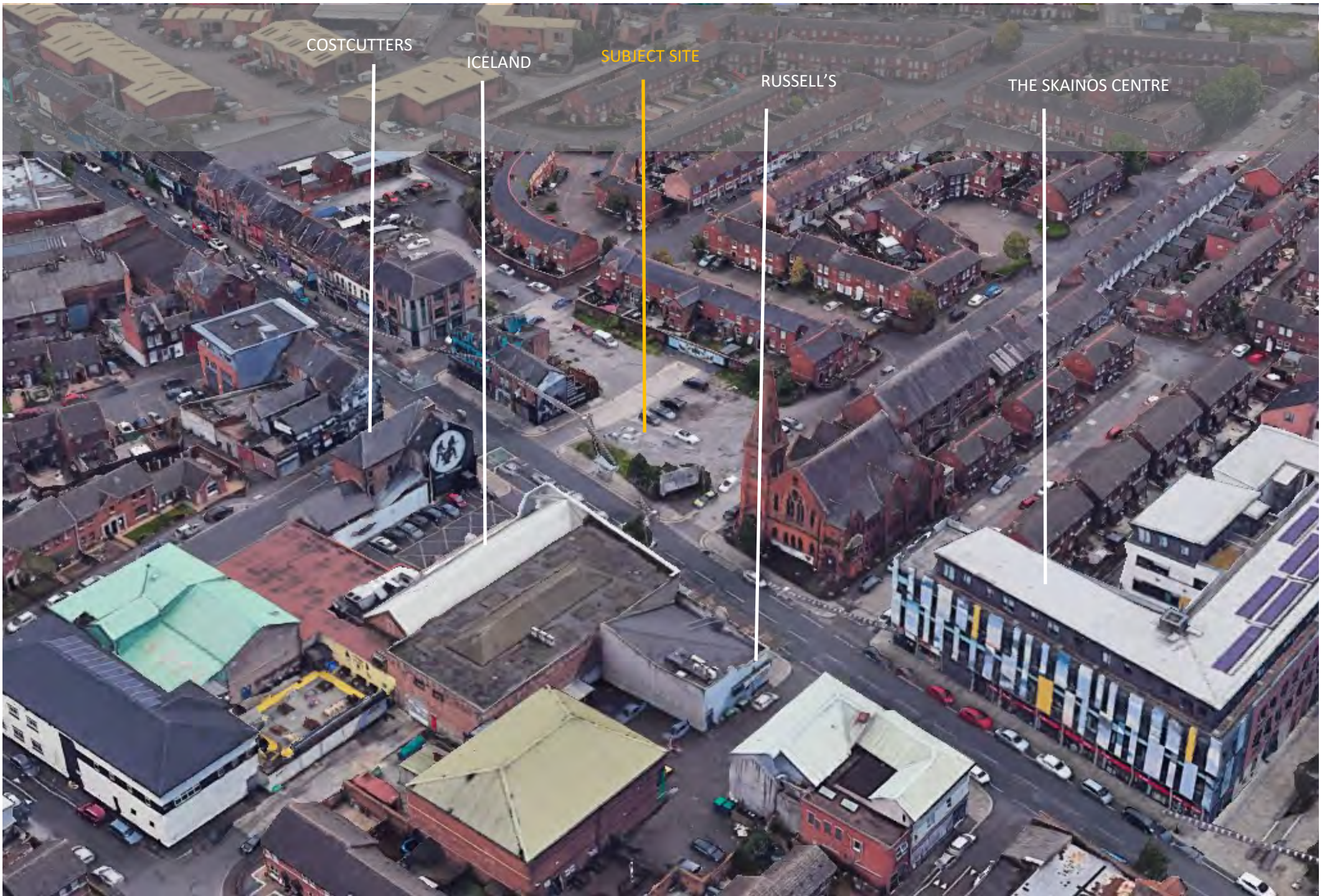
COSTCUTTERS

ICELAND

SUBJECT SITE

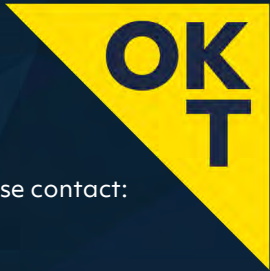
RUSSELL'S

THE SKAINOS CENTRE





FURTHER INFORMATION



For further information / viewing arrangements please contact:

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.