

TO LET

Ground Floor Retail Unit c. 1,052 sq.ft. (97.7 sq.m.)
140 Shankill Road, Belfast BT13 1FD



LOCATION

The subject property is located on the Shankill Road, close to its junction with Agnes Street and Northumberland Street. The Shankill Road is one of Belfast's main arterial routes, approximately one mile from the City Centre. Neighbouring occupiers include Andrew Cusick Tattoo, Iceland, Gordons Chemist and Ulster Bank.

DESCRIPTION

The subject property comprises ground floor retail unit, with store, kitchen plus disabled access WC. It is finished to a good standard to include plastered and painted walls, solid floor overlaid with carpet, suspended ceiling with recessed and diffused lighting, aluminum double glazed shop front plus electric roller shutters. There is excellent frontage onto Shankill Road.

RENT

£12,500 per annum

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 e-mail: dee@trcommercial.co.uk

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Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.



ACCOMMODATION

Ground Floor		
Retail	c. 731 sq.ft.	(67.9 sq.m.)
Store	c. 250 sq.ft.	(23.2 sq.m.)
Kitchen	c. 71 sq.ft.	(6.6 sq.m.)
Disabled Access WC		
TOTAL	c. 1,052 sq.ft.	(97.7 sq.m.)



LEASE DETAILS

VAT Rents quoted are exclusive of VAT, which is chargeable

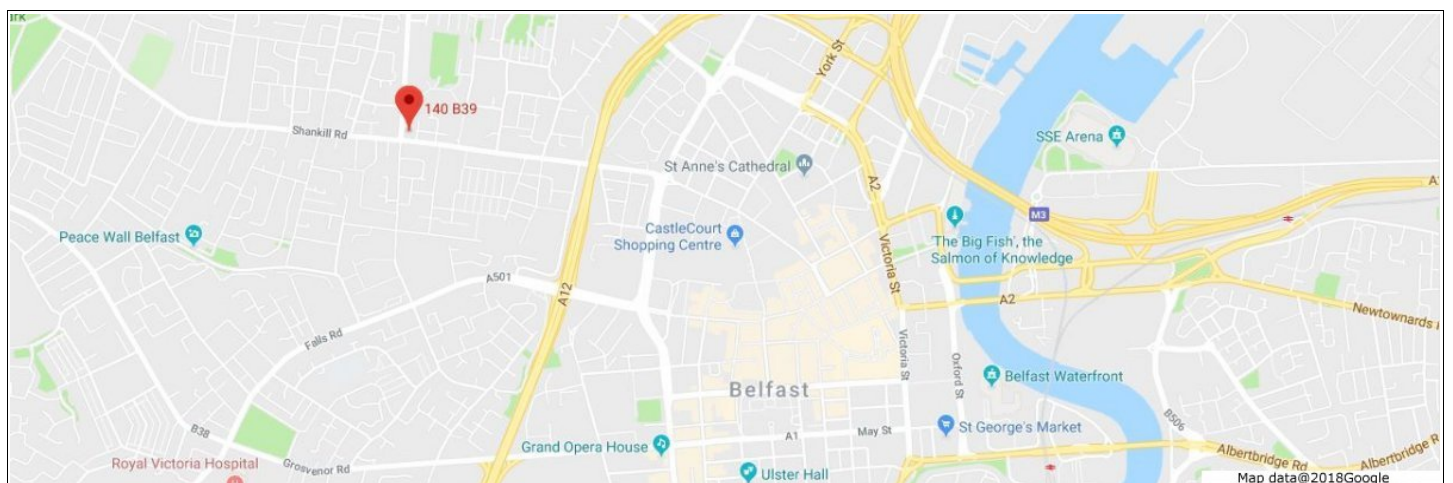
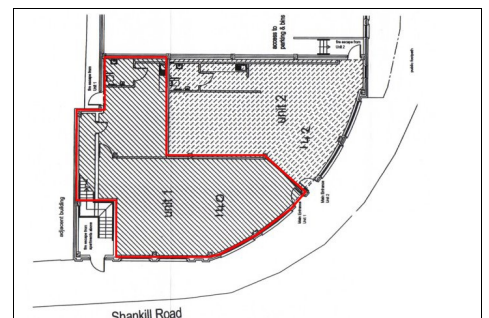
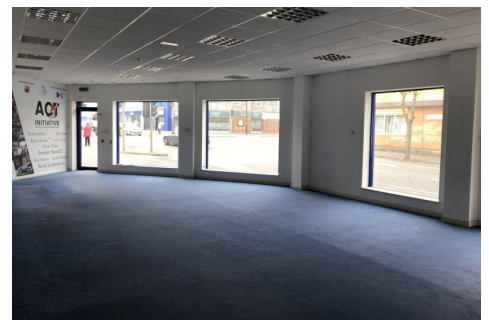
LEASE Minimum 3 years

REPAIRS/INSURANCE Full Internal Repairing and Insuring Basis

RATES NAV £5,350.00
Rates payable 2019/20 with 20% SBRR £2,628.50
(interested parties should make their own enquiries)

EPC Awaiting certificate

VIEWING By appointment with Sole Agent 028 9042 4747



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