

# TO LET

Small Retail / Office Unit c.487 sq.ft. (45.2 sq.m.)  
165 Shankill Road Belfast BT13 1FP

## 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 Gordons Chemist, The Standard Taxicab, Iceland and Ulster Bank.

## DESCRIPTION

The Property consists of Ground Floor Retail/Office plus WC with First Floor Kitchen/Canteen.

The unit is finished to include solid floor overlaid with carpet, plastered and painted walls, fluorescent strip lighting, aluminium shop front and roller shutter.



## RENT

£5,500 per annum

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

e-mail: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)

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### ACCOMMODATION

Ground Floor		
Retail / Office	c.229 sq.ft.	(21.3 sq.m.)
Store		
WC		
First Floor		
Kitchen / Canteen	c.234 sq.ft.	(21.7 sq.m.)
<b>Total Accommodation</b>	<b>c.487 sq.ft.</b>	<b>(45.2 sq.m.)</b>



### LEASE DETAILS

TERM	Minimum 3 years	
REPAIRS	Full Repairing and Insuring Basis	
RATES	NAV	£2,550.00
	Rates payable 2019/20 with 25% SBRR (interested parties should make their own enquiries)	£1,174.53
VAT	All prices are quoted exclusive of VAT, which may be chargeable	
EPC	Awaiting certificate	
VIEWING	By appointment with Sole Agent 028 9042 4747	



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