

FOR SALE / TO LET

Excellent Business Unit c.1,913 sq.ft. (177.7 sq.m.)
Unit 7, 26 Stockman's Way Belfast BT9 7ET



Location

The subject property occupies a highly visible location on Stockman's Way, approximately 3 miles south west of Belfast City centre. The location benefits from ease of access to the M1 and the wider motorway network. The immediate area is a well established commercial location and comprises a mix of offices, trade counter and warehouse accommodation. In addition, Stockman's Way is located in close proximity to Boucher Road which is widely regarded as Belfast's premier car sales and out of town retail location. Neighbouring occupiers: The Zip Yard, Wilplas, DSM, Baillie's Coffee and Dillon Bass.



Description

The property comprises well apportioned business unit over ground and first floors, each with its own entrance and roller shutter access. It is finished to include solid flooring overlaid with carpet, suspended ceilings with recessed and diffused fluorescent strip lighting (some sensor operated). It is arranged as ground floor offices, workshop/ store plus kitchen and wc along with offices, storage. The unit would suit an owner/occupier or investors alike with the ability to rent the property as two units.



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.



Total accommodation c.1,913 sq.ft. (177.7 sq.m.)

PRICE Offers around **£125,000**

LEASE DETAILS

RENT **£10,000 per annum**

TERM Minimum 3 years

SERVICE CHARGE Currently charged at £290 p.a. excl.

VAT We are advised the property is not elected for VAT and therefore VAT is not chargeable on the sale price or rent.

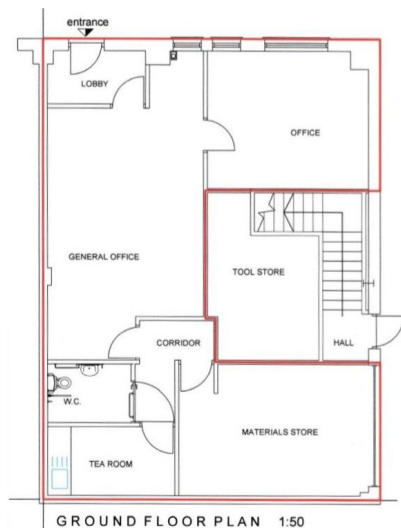
RATES

Unit 7a (Ground Floor) NAV	£3,250
Rates payable 2019/20 with 25% SBRR	£1,496.95
Unit 7 (First Floor) NAV	£1,850
Rates payable 2019/20 with 50% SBRR	£568.07

(interested parties should make their own enquiries)

EPC F-134

VIEWING By appointment with Sole Agent 028 9042 4747



Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

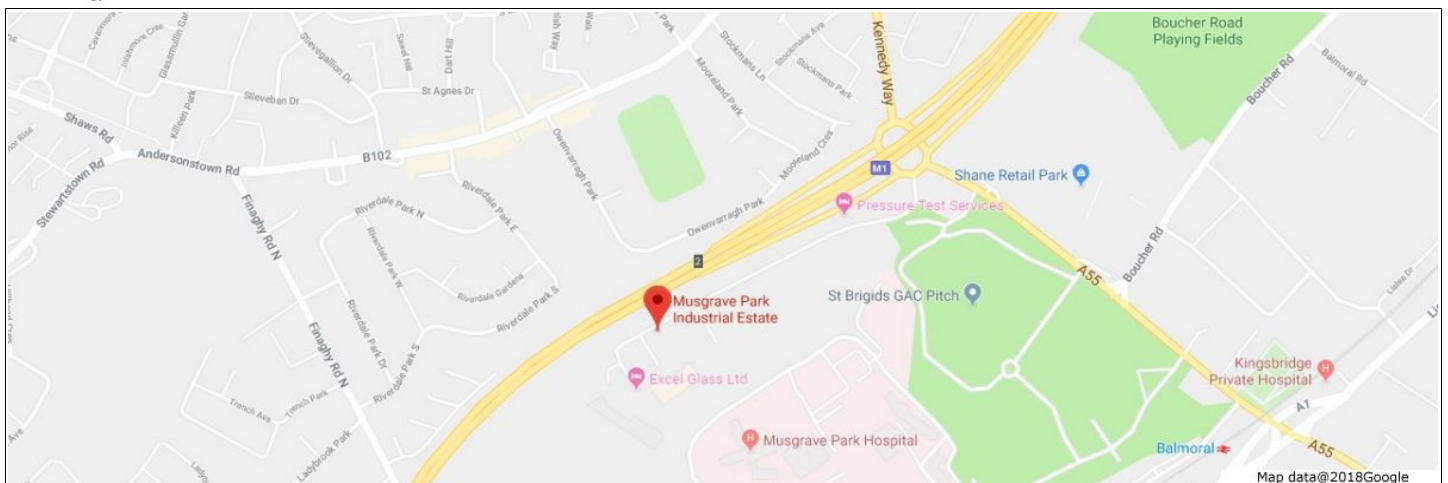
E 101-125

F 126-150

G Over 150

134 This is how energy efficient the building is.

Less energy efficient



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