

# TO LET

Excellent Retail Unit

8 Queensway, Carryduff BT8 8NI



## LOCATION/DESCRIPTION

The unit is located on Queensway, Carryduff, one of the main arterial routes in South Belfast. There is a large amount of residential housing within walking distance. Neighbouring occupiers include a Butchers, Barbers, Ladies Hair Salon, Fruit and Vegetable Shop.

The property comprises small retail unit in a parade of five shops with excellent frontage and car parking to the front. It has a solid floor overlaid with vinyl, suspended ceilings with recessed and adjustable low voltage lights, electric roller shutter and alarm system. It was previously occupied as a DayToday convenience store.

## ACCOMMODATION

Ground Floor Retail	c.415 sq.ft.	(38.6 sq.m.)
Kitchen and Storage	c.40 sq.ft.	(3.7 sq.m.)
<b>Total Accommodation</b>	<b>c.465 sq.ft.</b>	<b>(42.3 sq.m.)</b>

## LEASE DETAILS

**RENT** £6,000 per annum (£500 per month)

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

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

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial (NI) LLP. NC001518  
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.



TERM	Negotiable
REPAIR/INSURANCE	Full Repairing and Insuring basis
VAT	The unit is not registered for VAT, therefore VAT is not chargeable on the rent or outgoings
RATES	NAV <span style="float: right;">£6,600</span> Rates payable 2019/20 with 20% SBRR £3,242.63
EPC	E-107
VIEWING	By appointment with Sole Agent 028 9042 4747



### Energy Performance Asset Rating

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**107** This is how energy efficient the building is.



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

**e-mail: dee@trcommercial.co.uk**

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial (NI) LLP. NC001518  
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.

