# TO LET

# Excellent Retail Unit 8 Queensway, Carryduff BT8 8NI



CHARTERED VALUATION SURVEYORS



## 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.)
Total Accommodation	c.465 sq.ft.	(3.7 sq.m.) (42.3 sq.m.)

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

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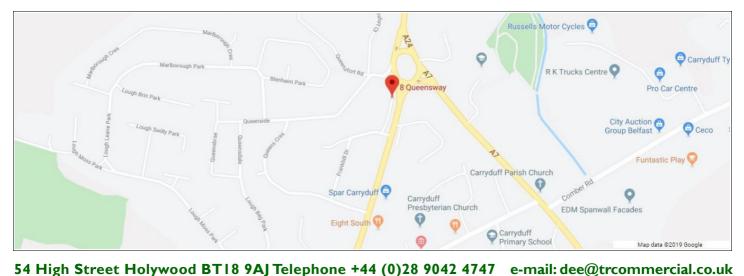
CHARTERED VALUATION SURVEYORS

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 £6,600 Rates payable 2019/20 with 20% SBRR £3,242.6	53
EPC	E-107	
VIEWING	By appointment with Sole Agent 028 9042 474	7









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