

RENT REDUCED

TEMPLETON
ROBINSON
COMMERCIAL

CHARTERED VALUATION SURVEYORS

TO LET

Ground Floor Retail/Showroom/Office Unit c. 1,039 sq.ft. (96.5 sq.m.)
142 Shankill Road, Belfast BT13 2BD



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 Wolfarmaments Airsoft, Iceland, Gordons Chemist and Ulster Bank.

DESCRIPTION

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

ACCOMMODATION

Ground Floor 1,039 sq.ft. (96.5 sq.m.)

plus one dedicated car park space.

RENT £10,500 per annum



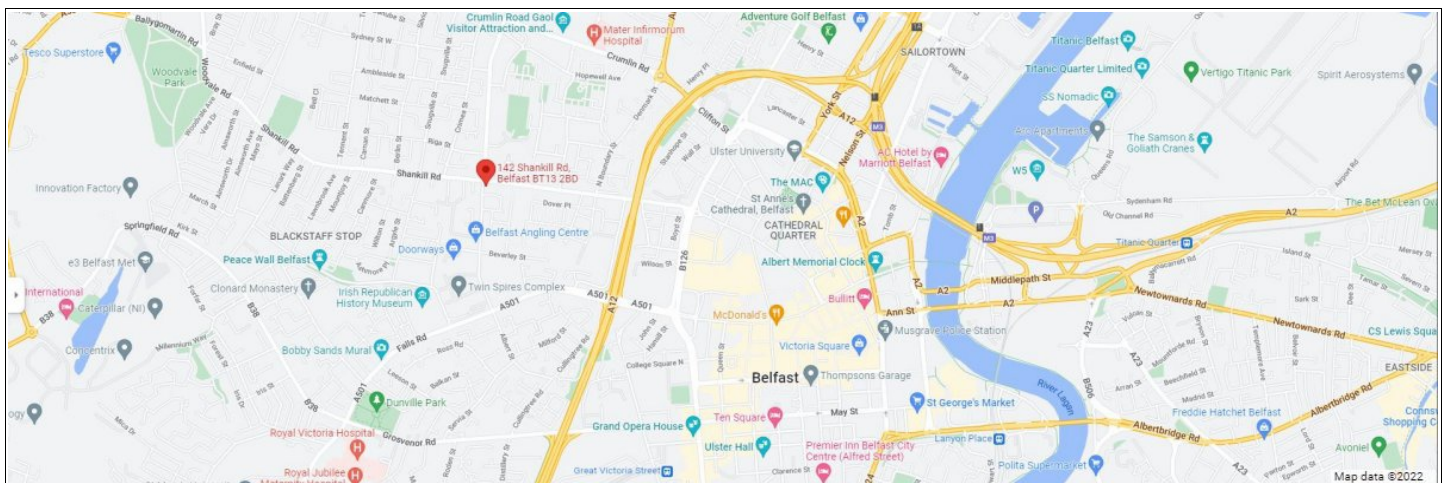
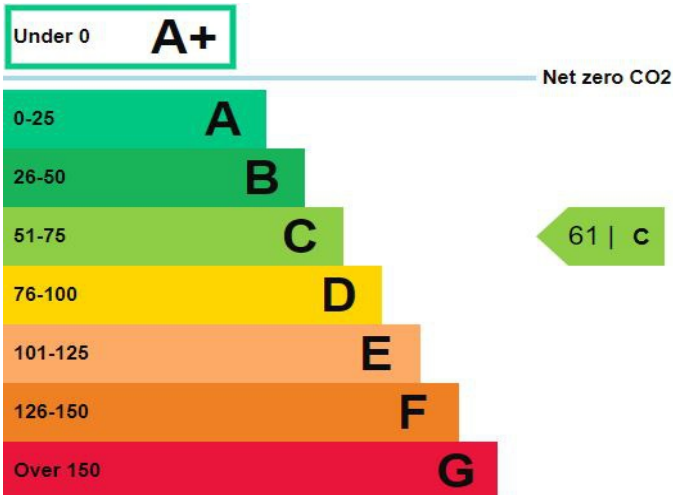
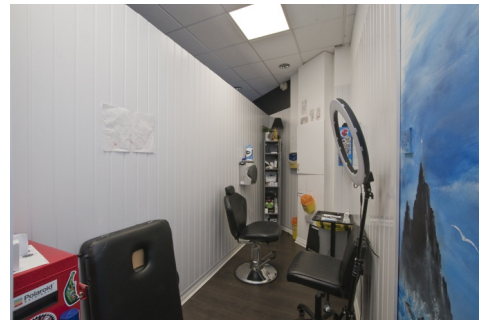
Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

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LEASE DETAILS

TERM	Minimum 3 years	
REPAIRS/INSURANCE	Full Internal Repairing and Insuring Basis plus Shop Front	
VAT	Prices quoted are exclusive of VAT, which is chargeable	
RATES	NAV	£5,600
	Rates payable 2021/22 (with SBRR)	£2,434
EPC	C-61	
VIEWING	By appointment with Sole Agent 028 9042 4747	



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