

TO LET

Double Fronted Retail Unit c.731 sq.ft. (68 sq.m.)
 2 Cregagh Road, Belfast BT6 9EP



This is an iconic single-storey shop unit in the heart of the busy retail area of Cregagh / Woodstock Roads.

The Paragon Stores have traded from this unit 'forever'. It is now available due to owner's imminent retirement.

The property is double fronted and offer good open retail space with good storage to rear.

It also has a generous forecourt to front and a spacious rear yard with access from side entrance.

ACCOMMODATION

Ground Floor	Shop	c.517 sq.ft.	(48 sq.m.)
	Store	c.214 sq.ft.	(20 sq.m.)
TOTAL ACCOMMODATION		c.731 sq.ft.	(68 sq.m.)

Outside Forecourt; Enclosed rear yard

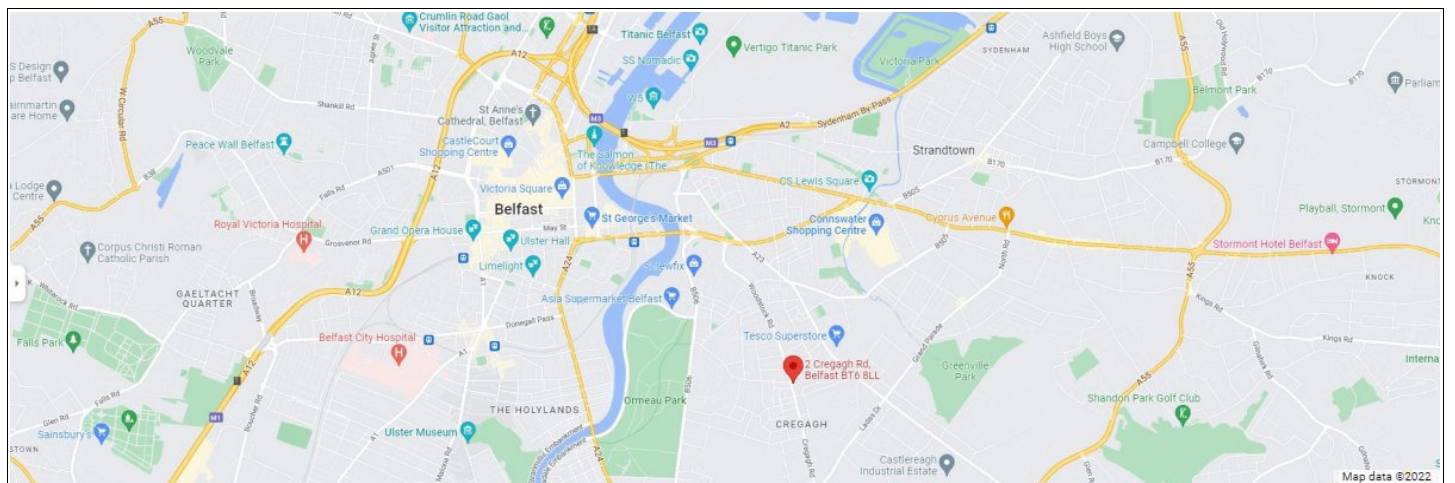
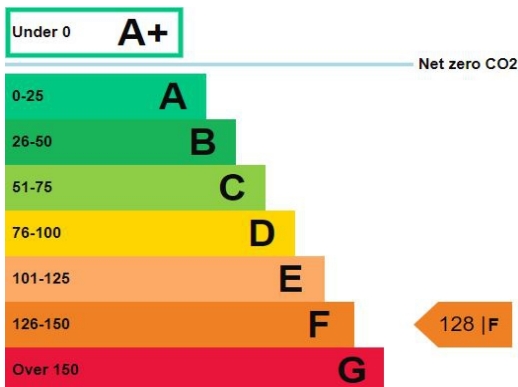
RENT £10,000 per annum



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

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 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.

VAT	We are advised that this property is not registered for VAT	
LEASE	By negotiation, subject to a minimum of 3 years	
REPAIR	Tenant responsible for internal repair and shopfront; external maintenance and decoration. Landlord responsible for external renewals if required.	
RATES	NAV	£10,100
	Rates payable 2023/24 (with SBRR)	£4,623.54
EPC	F-128	
VIEWING	By appointment with Sole Agent 028 9131 3830	



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