

Unit 2, 74 Andersonstown Road, Belfast, BT11 8GZ

Retail Unit

To Let



- Net internal area of approximately 330 sq ft.
- Prominent location on Andersonstown Road.
- Former taxi depot.
- Gilder stop beside entrance to unit.
- Located in close proximity to Casement Park and The Whitefort.

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Location

The property benefits from excellent frontage onto the Andersonstown Road and high levels of pedestrian and vehicular flow and passing trade from the numerous businesses in the West Belfast area. Andersonstown Road is one of Belfast's busiest arterial roads characterised by a mix of retail, professional offices, licensed premises and medium to high density residential dwellings.

Description

The subject property consists of a ground floor retail unit currently fitted to include glazed frontage, mix of vinyl and concrete flooring and recessed lighting. The unit also benefits from 3 phase electricity, electric roller shutter door and communal parking to the front. The property was formerly a taxi depot.

Floor area	Sq ft	Sq m
Total	330	30.6



Lease details

Term – 5 years.

Rent - £11,000 pa exclusive

Repairs – The tenant will be responsible for the internal and external repairs by way of service charge. The current service charge is estimated at £1,889 pa exclusive.

Insurance – The tenant will reimburse the landlord with the cost of insuring the building. The current insurance premium is estimated at £1,009 pa exclusive plus VAT.

Business Rates

We have been advised by Land and property Services of the following:

Net Annual Value :- £7,550

Rate in the £ 20/21:- £0.5381

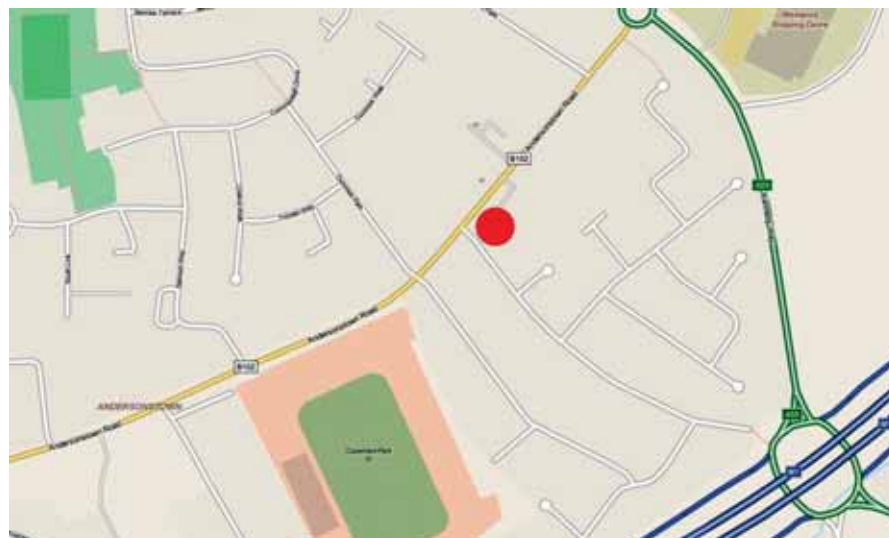
Rates payable if applicable :- £4,063.15

Value Added Tax

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the above prices.

EPC

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