

TO LET

SANDWICH SHOP/RETAIL UNIT



GROUND FLOOR VENTURE GATE
32-36 DUBLIN ROAD
BELFAST, BT2 7HN

**Campbell
Cairns**
Commercial

028 9024 9024

C.296sqft 27.5sqm

LOCATION

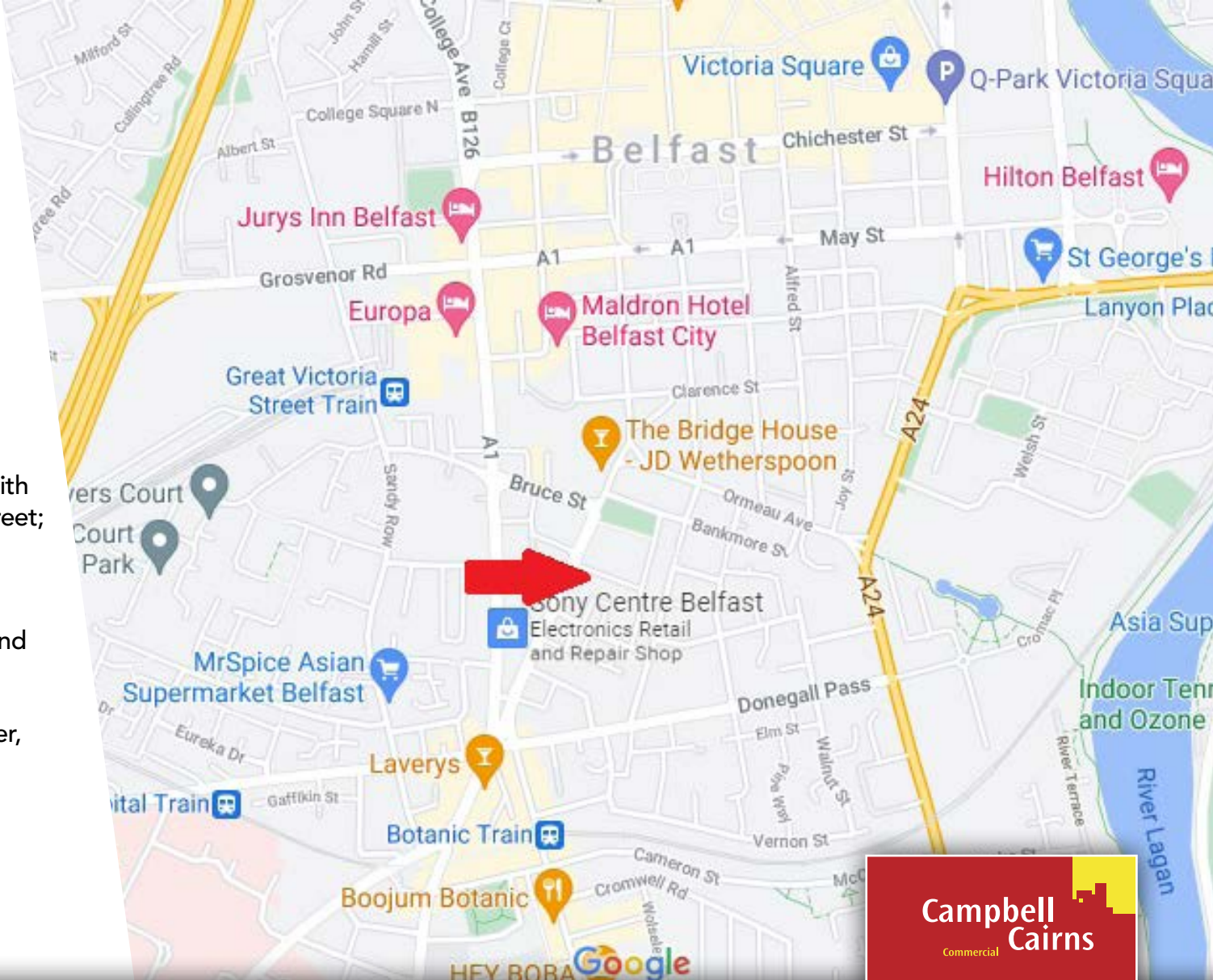
Dublin Road is a busy road linking Belfast city centre with the south of the city and benefits from a high volume of passing vehicular and pedestrian traffic. It is situated between Bedford Street, Great Victoria Street and Shaftesbury Square.

DESCRIPTION

The subject property occupies a busy corner with frontages to Dublin Road and Marcus Ward Street; it is adjacent to the new Kainos headquarters building which is currently under construction. Nearby occupiers include Etap Hotel, Filthy McNasty's, JD Wetherspoons, Tesco Express and Oxfam Home.

The unit is fitted with glazed shop front, counter, preparation area and WC.

Immediately available.



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ACCOMMODATION

The unit comprises an retail/customer area, preparation area and WC.

Internal Area	296sqft	27.5sqm
Frontage	28ft	8.4m
Return frontage	9ft	2.64m

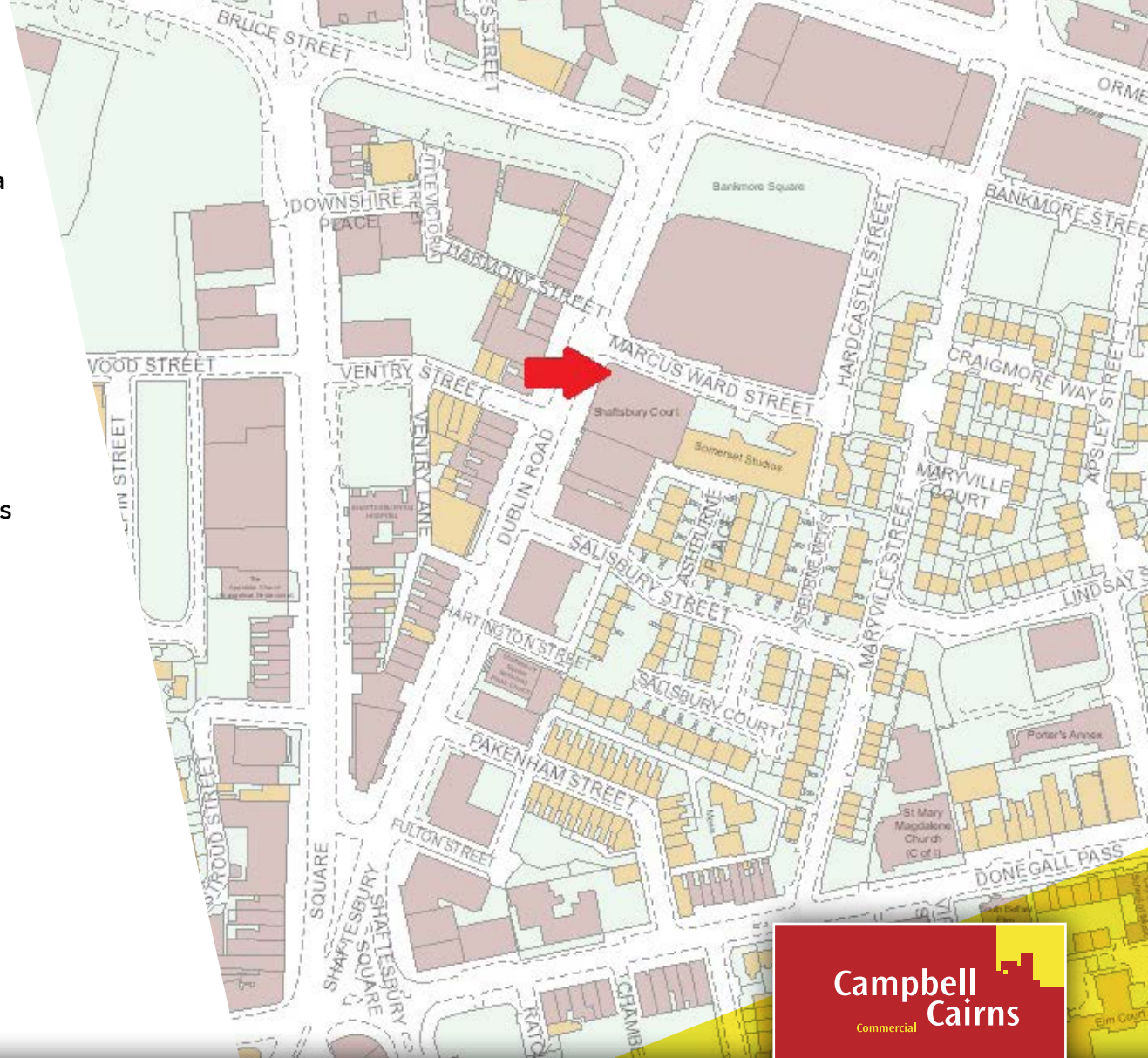
RATES

According to Land & Property Services the NAV of the unit is £9,200. Rate poundage for 2021/22 is £0.543147 therefore annual rates are approximately £4,997.

LEASE TERMS

Rent	£15,000 per annum exclusive
Term	Minimum 5 year lease
Repair	FRI by way of service charge recovery

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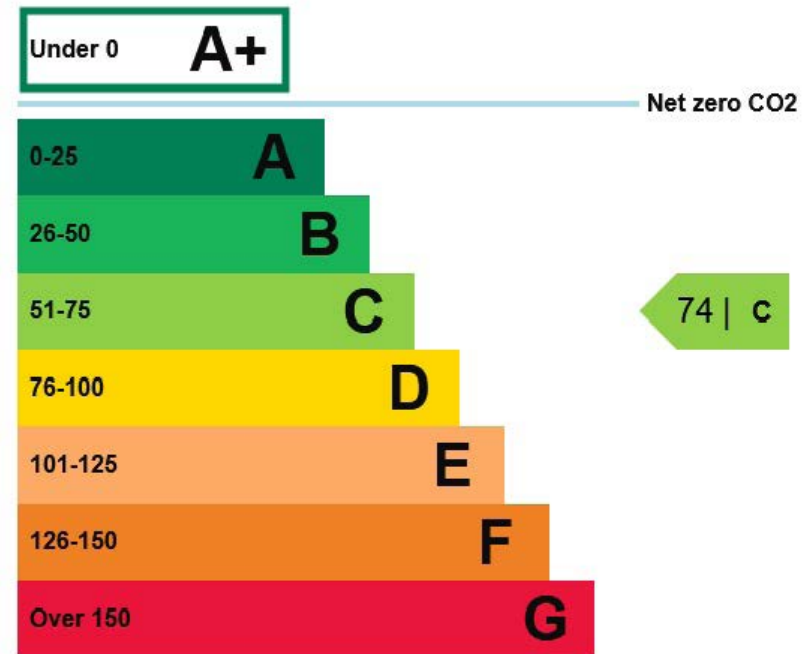
VAT

Prices, outgoing and rent do not include VAT which may be chargeable.

VIEWING

By appointment through Campbell Cairns please contact Aine Lavery or Emily Law

EPC



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