

TO LET

NEW CORNER SHOP

UNIT 3, 20 CREGAGH ROAD, BELFAST, BT6 9EP

Campbell
Commercial

028 9024 9024



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LOCATION

Prominent location on this busy arterial route at the corner of Cregagh Road and Loopland Road.

The immediate surrounding area is made up of densely populated streets and avenues.

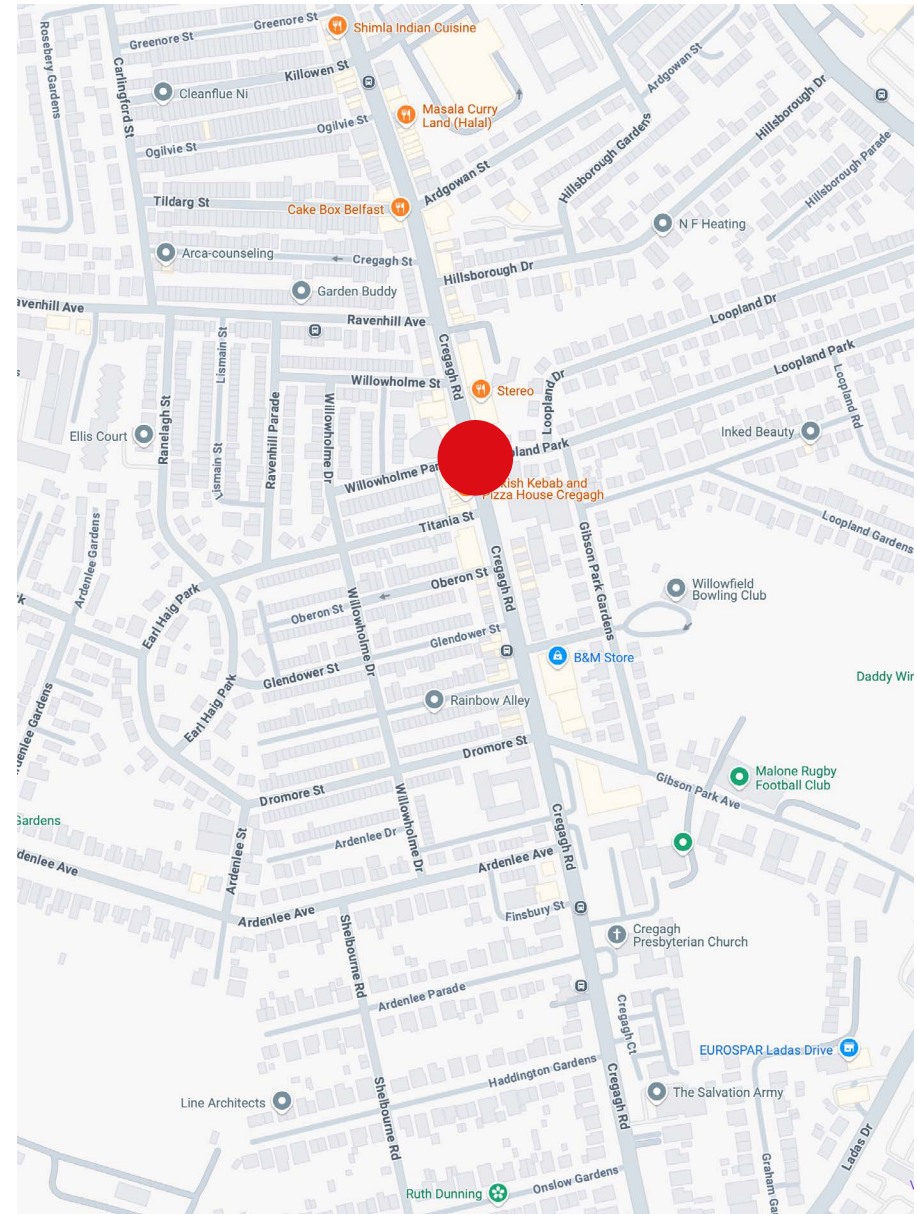
Nearby retailers include Boots, B&M Bargains, Wyse Byse, Iceland, and Kaffe O

DESCRIPTION

New development comprising 3 new shop units to let, which will be suitable for a wide variety of retail uses. The retail units are part of a larger development which will offer 9no apartments on the upper floors.

Units will benefit from main services and powder coated shop fronts.

UNIT 3 is the last unit available!



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ACCOMMODATION

The following approximate areas have been calculated as:

Description	Sq Ft	Sq M
Unit 3	683	63.45
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LEASE DETAILS

Term:	Negotiable.
Ren:	£12,500 per annum exclusive.
Service Charge:	Tenant responsible for a fair proportion of the overall service charge.
Insurance:	Tenant responsible for a fair proportion of the buildings insurance.
Repair:	Tenant responsible for internal repairs to the unit including shop front, along with a fair proportion of the cost of external repairs.

NAV

Not yet assessed. Estimates available upon request.

VAT

Prices, outgoings and rentals do NOT include VAT which will be chargeable.

EPC

B28.



Not To Scale. For indicative purposes only.



For viewing appointments please contact:

Emily Law

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Campbell Commercial

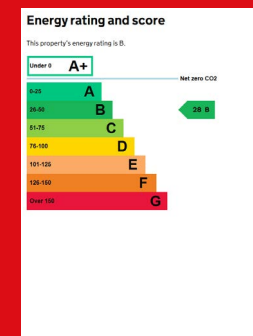
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