

TO LET – RETAIL UNIT

UNIT 8, 190 SAINTFIELD ROAD, BELFAST, BT8 6NN

CBRE NI

PART OF THE AFFILIATE NETWORK



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Key Benefits

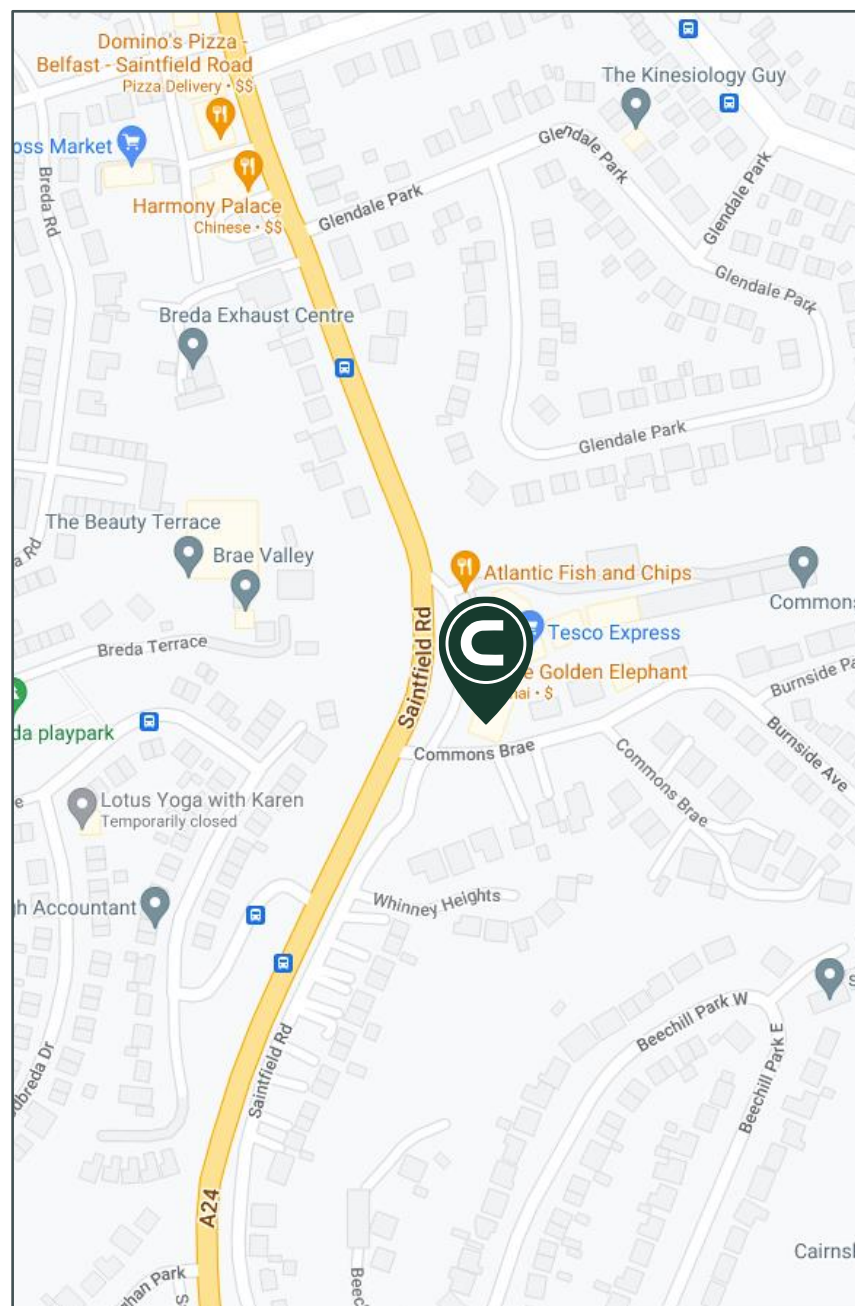
- Excellent range of amenities nearby
- Suitable for various uses subject to planning
- On-site car parking

Location

The property is located on the Saintfield Road in South Belfast, approximately 3 miles from the city centre.

It is in close proximity to the Saintfield Road junction and the A55 outer ring which provides ease of access to Lisburn, North Down and Carryduff while Forestside Shopping Centre and Drumkeen retail park are short distance away.

Neighbouring occupiers include Tesco Express, Winemark and Subway.



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Description

The property provides accommodation over ground and first floor and is finished to include carpeted floors, recessed fluorescent strip lighting and a suspended ceiling. The first floor comprises an ancillary office with kitchen and W.C facilities.

The unit further benefits from a glazed frontage, on-site car parking and a security alarm system.

Lease Details

Rent	£20,000 per annum, exclusive
Term	By Negotiation.
Repairs/Insurance	Effective full repairing and insuring basis
Service Charge	A service charge will be levied to cover the cost of exterior repairs, maintenance, security and management.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £12,000. The rate in the £ for 2025/26 is £0.626592 therefore the estimated rates payable for 2025/26 are £7,519.10.

VAT

All prices are quoted exclusive of VAT, which may be payable.

Accommodation

Area	Sq Ft	Sq M
Ground Floor	553	51.41
First Floor	400	37.19
Total	953	88.6

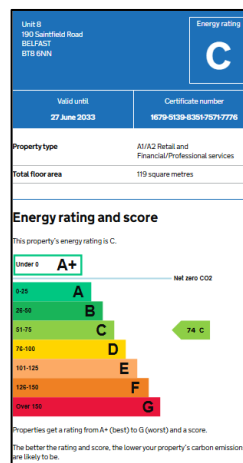
AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

EPC

The building has been rated as C74 under EPC regulations.

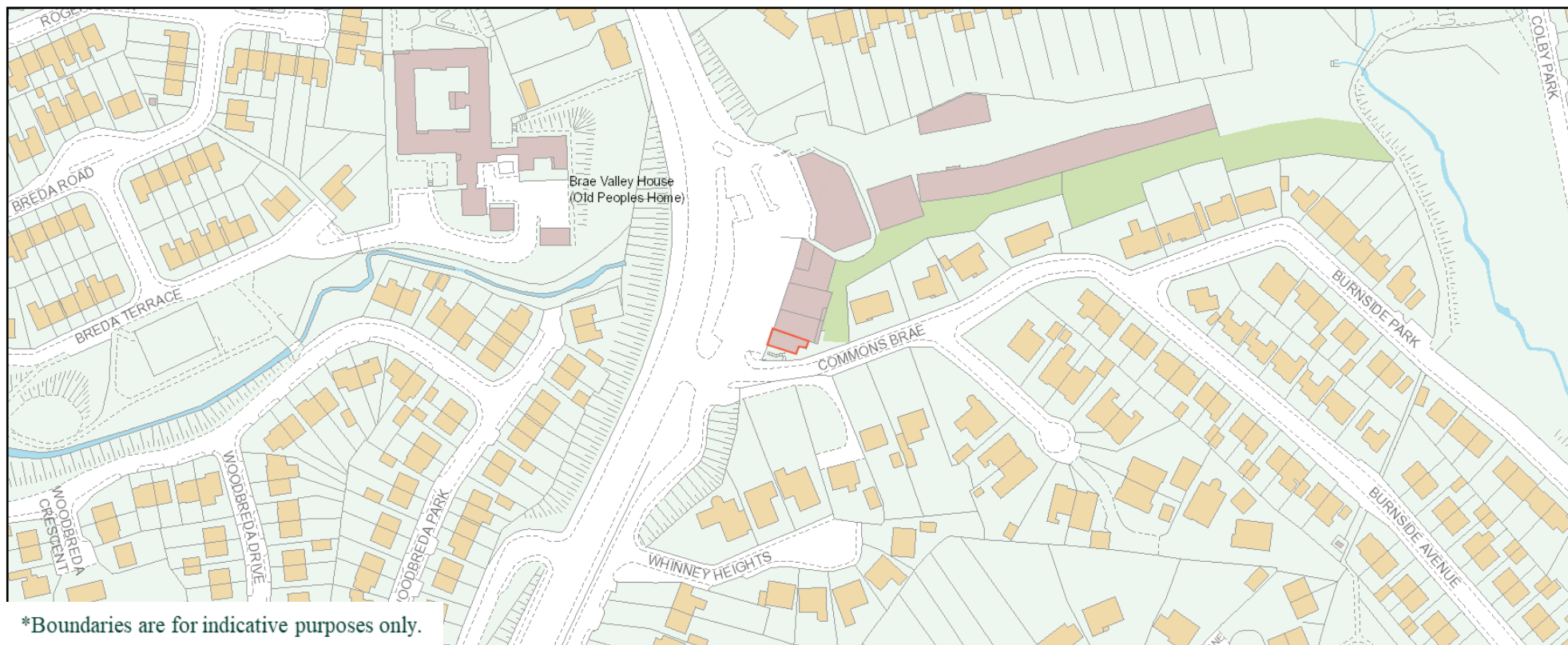
A copy of the EPC Certificate is available adjacent and can be made available on request.



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