

TO LET - MODERN COMMERCIAL UNIT

UNIT 2 - 63 SHANKILL ROAD BELFAST BT13 1FD



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Location

The subject property occupies a highly prominent position on the Shankill Road in West Belfast, benefitting from a high volume of both passing vehicular and pedestrian flow, approximately 0.5 miles from Belfast City Centre.

The property is conveniently located beside a bus stop and the Westlink which provides easy access to the M1, M2 and M3 motorway networks.

Description

The Ground floor commercial unit is situated within a modern development, which occupies a Medical Centre, Pharmacy and Residential Apartments.

The property comprises of a spacious shop with large floor to ceiling height, plate glass windows with electric roller shutters and three small offices. Services include a disabled toilet, kitchen and a communal car park located at the rear of the property.

The unit has been finished to include carpeted flooring, painted plastered walls, a suspended ceiling with recessed fluorescent tube lighting, a gas fired central heating system and a security alarm.

Accommodation

We calculate the approximate Net Internal Areas to be as follows-

Shop	83.25 sq.m	896 sq.ft
Kitchen	8.07 sq.m	65 sq.ft
Total NIA	91.32 sq.m	983 sq.ft

Price

Inviting offers in the region of £7,500 Per Annum.

VAT

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

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Rates

NAV: £10,000

Rate in £ (2018-2019): 0.602803

Rates Payable: £6,028.03 Per annum

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801)

Viewing

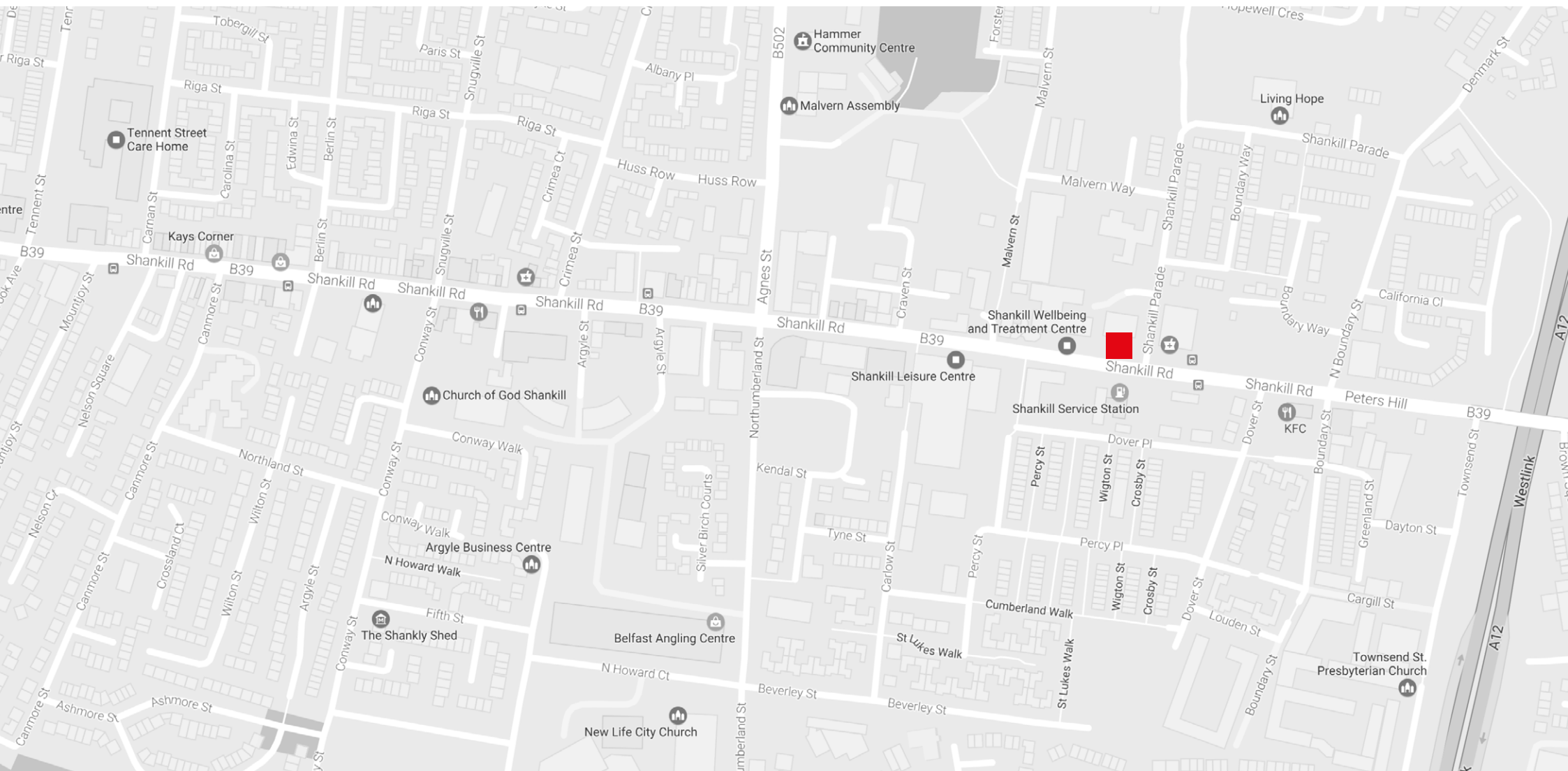
Strictly by appointment with the Sole Letting Agents:

Frazer Kidd

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E: mail@frazerkidd.co.uk

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For further information please contact:



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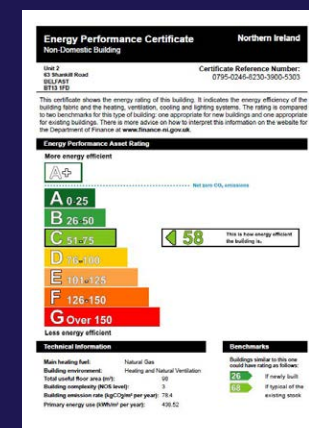
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