


**FRAZER
KIDD**

TO LET - MODERN COMMERCIAL UNIT

UNIT 1 - 67 SHANKILL ROAD BELFAST BT13 1FD



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Summary

- Excellent commercial premises situated within close proximity to Belfast City Centre.
 - Former beauty salon, finished to a high specification with an open plan shop floor and six private treatment rooms.
 - Communal car parking facilities situated to the rear of the property.
 - Suitable for a variety of potential uses, subject to obtaining any required statutory consents.

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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 an excellent commercial premises with a highly visible glass shop frontage, secured with electric roller shutters. The front portion of the property is open plan with six convenient sized treatment rooms to the rear, a kitchen, shower room and a disabled toilet facility. Communal car parking is available at the rear of the property.

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

Price

Inviting offers in the region of £10,500 Per Annum.

VAT

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

Rates

NAV: £9,700
Rate in £ (2019-2020): 0.614135
Rates Payable: £5,957.11 per annum

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

Management Fee

Tenant to be responsible for payment of the landlord's agent's management fee calculated at 5% of the rent plus VAT.

Accommodation

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

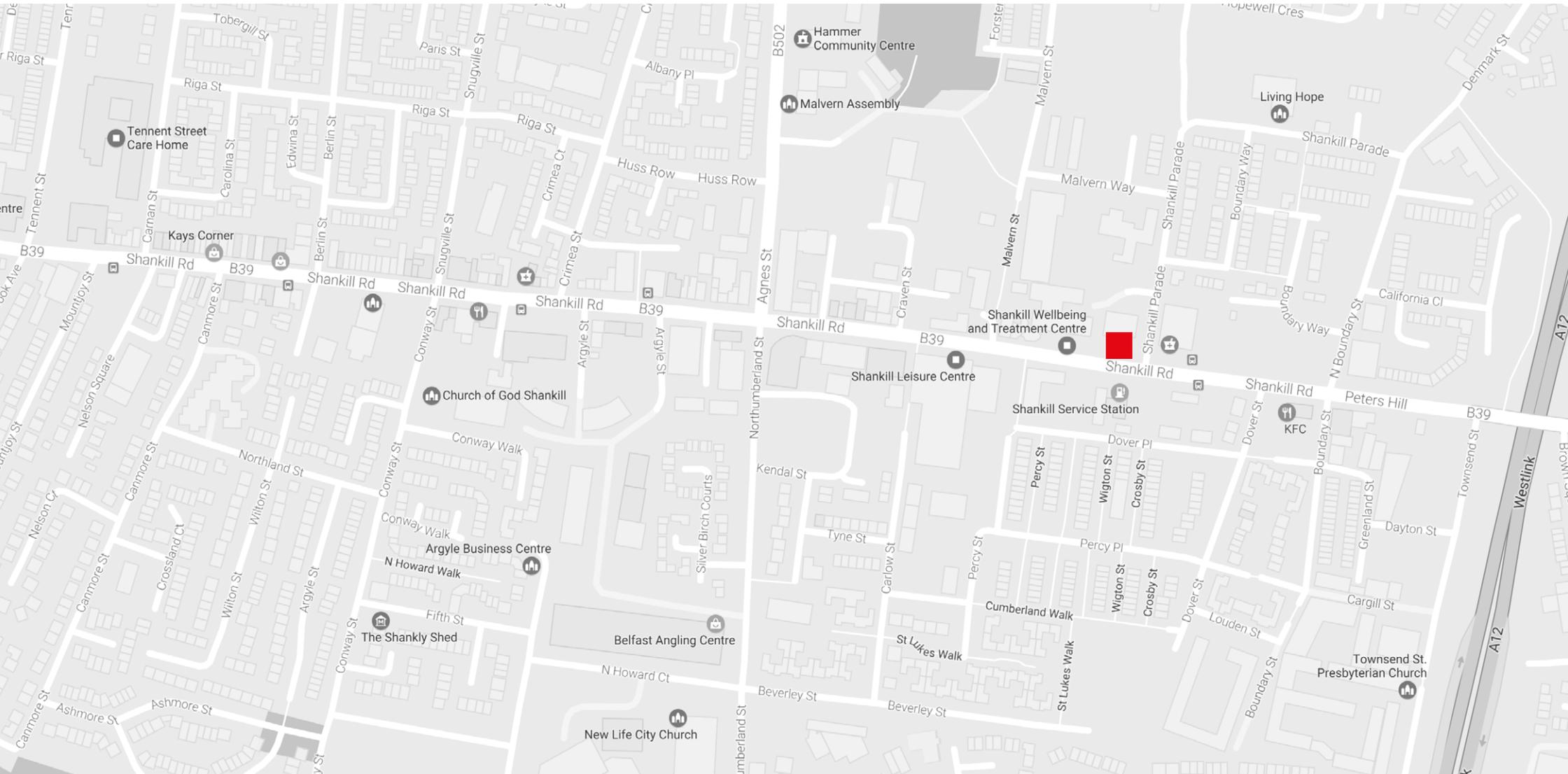
Shop Floor	65.31 sq.m	703 sq.ft
Kitchen	5.38 sq.m	57 sq.ft
Room 1	4.62 sq.m	50 sq.ft
Room 2	4.62 sq.m	50 sq.ft
Room 3	4.59 sq.m	49 sq.ft
Room 4	6.97 sq.m	75 sq.ft
Room 5	6.82 sq.m	73 sq.ft
Room 6	7.09 sq.m	76 sq.ft
Total NIA	105.40 sq.m	1,136 sq.ft

Viewing

Strictly by appointment with the Sole Letting Agents:

Frazer Kidd
T: 028 9023 3111
E: mail@frazerkidd.co.uk

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For further information please contact:

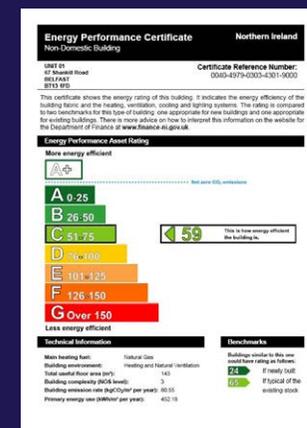


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EPC



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