



# TO LET

## TWO MODERN SHOPS

UNIT 1b & UNIT 2  
ANTRIM ROAD PLAZA  
471-473 ANTRIM ROAD  
BELFAST

UNIT 1b c. 90 m<sup>2</sup> ( 971 ft<sup>2</sup>)

UNIT 2 c. 98 m<sup>2</sup> (1,056 ft<sup>2</sup>)

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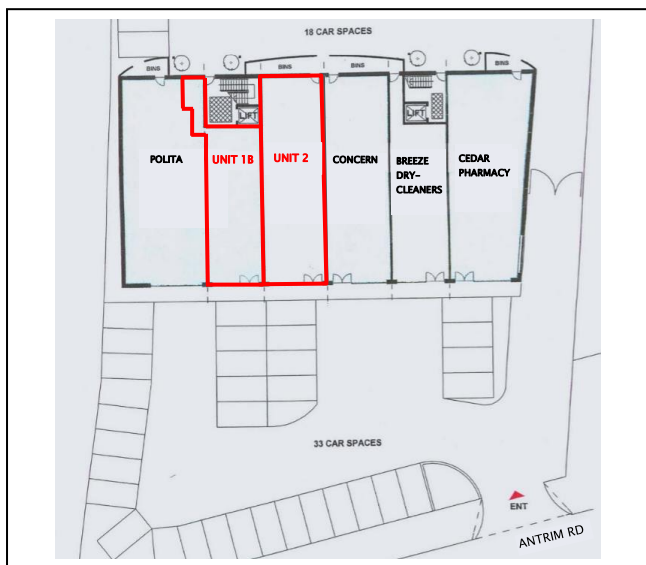
- Modern retail and apartment development occupying a prime location fronting a main arterial route in North Belfast, these 2 shops are situated in a block of 6 retail units adjacent to an Iceland supermarket.
- Other retailers nearby include a drycleaners, a pharmacy, a "Polita" convenience store, Concern Worldwide charity shop, the NI Hospice, two petrol filling stations and a Tesco supermarket.
- The shops benefit from shared use of a generous car park for approx. 33 vehicles fronting the Antrim Road.
- Suitable for a variety of retail and other uses, subject to any necessary planning consents.



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# TO LET

Shop Unit 1b & Shop Unit 2, Antrim Road Plaza,  
471-473 Antrim Road, Belfast



## LEASE DETAILS

### Term:

10 years subject to a rent review after 5.

### Rents:

Shop Unit 1b – £14,000 p.a.

Shop Unit 2 – £16,000 p.a.

plus VAT, plus rates.

### Repairs & Insurance:

Tenant responsible for internal repairs and reimbursement of a fair proportionate of the building insurance premium to the landlord. Insurance premium is estimated at £350 per shop, per annum, exclusive.

### Service Charge:

A service charge will be levied to cover external repairs, cleaning and lighting of common areas, together with agent's management fees. Estimated at £1,500 per shop, per annum, exclusive.

### VAT

The property is VAT registered and accordingly VAT will be charged on the rent and all other outgoings.

## ACCOMMODATION – All Ground Floor

### UNIT 1b

Sales Shop c. 79 m<sup>2</sup> ( 850 ft<sup>2</sup>)

Kitchen c. 10.9 m<sup>2</sup> ( 117 ft<sup>2</sup>)

Disabled toilet

Enclosed rear yard for bin storage

### UNIT 2

Sales Shop c. 98.1 m<sup>2</sup> (1,056 ft<sup>2</sup>)

Lobby c. 9.3 m<sup>2</sup> ( 100 ft<sup>2</sup>)

Toilet with WC, WHB and Disabled Toilet

Enclosed rear yard for bin storage

## SECURITY DEPOSIT

A security deposit amounting to one quarter's rent will be held by the Landlord as security in case of default. Alternatively the Landlord may consider a guarantor.

## RATES INFORMATION

We are advised by Land & Property Services that the NAV is £13,200 for Shop 1b and £15,000 for Shop 2.

Rate in £ 2021/22 = 0.5431

Rates payable 21/22 = approx £5,735 for Shop 1b and £6,517 for Shop 2.

**Note: Tenants have a rates holiday for the current financial year up until March 2021.**

## EPC'S

