

TO LET (MAY SELL)

McKIBBIN
COMMERCIAL PROPERTY CONSULTANTS
02890 500 100



SHOP UNIT

**8 GRAND PARADE
BELFAST
BT5 5HH**

c. 40 M² (428 FT²)

*** UNIT CAN BE EXTENDED
TO 54.89 M² (592FT²)**

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**McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS**

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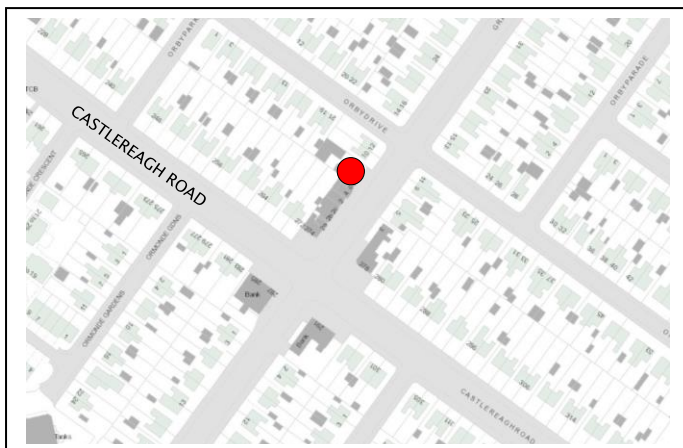
- Modern retail unit occupying a prominent location in close proximity to the busy junction of Grand Parade and Castlereagh Road in East Belfast thus benefiting from substantial daily passing traffic.
- Finished to a high specification throughout to include carpeted floors, pvc frame double glazed shop front, plastered and painted walls and suspended ceiling with recessed strip fluorescent lights.
- Nearby occupiers include Winemark, Boston Chinese Take-Away, Cornerstone Veterinary Clinic and Robert Laurance Hairdressers.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

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8 Grand Parade, Belfast, BT5 5HH



LEASE DETAILS

Term:

Negotiable, subject to a minimum of 3 years.

Rent:

£9,000 per annum, exclusive.

Rent Review:

Upwards only on fifth anniversary.

Repairs & Insurance:

Tenant responsible for internal repairs and reimbursement of a proportionate part of the buildings insurance premium.

Service Charge:

Levied to cover a fair proportion of the cost of external repairs, building insurance premium and other reasonable outgoings of the Landlord.

PRICE

On application.

ACCOMMODATION

All Ground Floor	Area
Sales Area	- c. 37m ² (397 ft ²)
Kitchen Point	- c. 2.89m ² (31 ft ²)
WC	
Note: An additional sales area of approximately 15m ² (162 ft ²) can be made available to satisfy Tenant's requirements.	

RATES INFORMATION

NAV £3,750.00
Rate in £ 2021/22 = 0.543147
Rates payable 21/22 = £2,036.80

Note: As a result of rates relief measures recently introduced by the NI Executive, no rates will be payable on these units up until 31st March 2022.

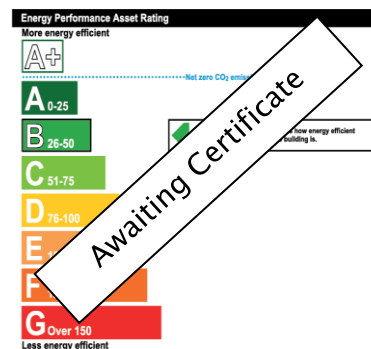
TITLE

Assumed Freehold or Long Leasehold subject to Nominal Ground Rent.

VAT

The property is not registered for VAT.

EPC



AVAILABILITY

By arrangement.

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