

# TO LET

## NEW RETAIL UNIT

142 STEWARTSTOWN ROAD  
BELFAST  
BT11 9NB

c. 78 m<sup>2</sup> (839 ft<sup>2</sup>)

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ARCHITECT'S DRAWING OF THE PROPOSED DEVELOPMENT

- New Retail Unit
- Planning Application submitted for Hot Food Use
- Completion of development due in October 2021

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142 Stewartstown Road, Belfast, BT11 9NB

## DESCRIPTION

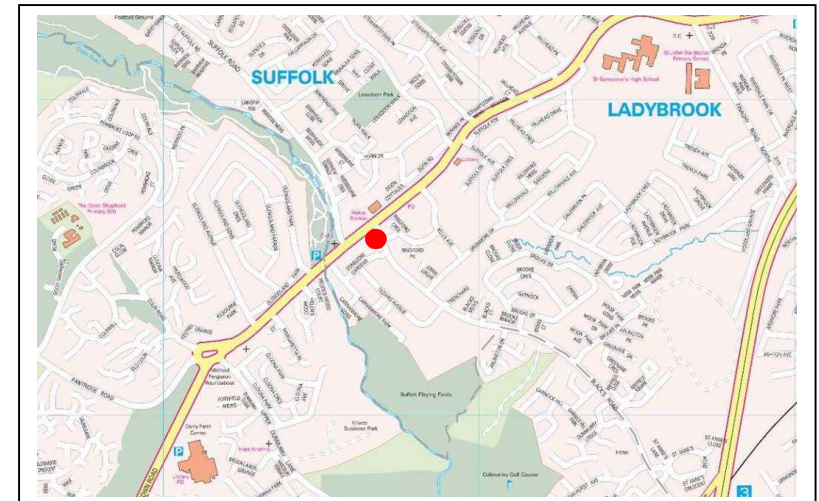
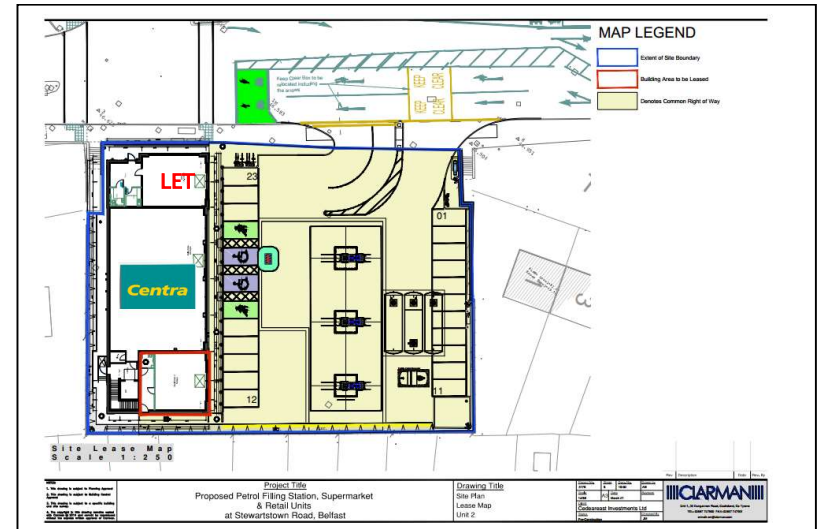
- The subject comprises a commercial unit of 78 m<sup>2</sup> (839 ft<sup>2</sup>) within a new development, anchored by Centra convenience store and petrol filling station together with two commercial units.
- Unit 2 will comprise an area of approximately 78 m<sup>2</sup> (839 ft<sup>2</sup>).
- Construction work is currently ongoing with completion due in October 2021.
- A planning application is currently under consideration for hot food takeaway (LA04/2020/2615/F).

## LOCATION

- The subject development occupies a highly prominent location on the Stewartstown Road, one of Belfast's busiest arterial routes, close to its junction with the Suffolk Road.

## SPECIFICATION

- The subject unit will be completed to a developer's shell specification, with the main services brought to a point at the front of the unit.



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## ACCOMMODATION

Retail Unit 2 c. 78 m<sup>2</sup> (839 ft<sup>2</sup>)

## LEASE DETAILS

### Term:

10 years.

### Rent:

£20,000 per annum, exclusive.

### Rent Review:

Every 5 years.

### Repairs & Insurance:

The tenant will be responsible for internal repairs and reimbursement of the building insurance premium to the Landlord.

### Service Charge:

Levied to cover a fair proportion of the cost of external repairs, upkeep of communal areas within the development, car park management fees and any other reasonable outgoings of the Landlord.

### Deposit/Guarantor:

A security deposit amounting to 3 months rent will be held by the Landlord in case of default. The Landlord may also require a suitable guarantor.

## HANDOVER

October 2021

## RATES INFORMATION

NAV - To be assessed

Rate in £ 2021/2022 = 0.543147

Note: As a result of rates relief measures recently introduced, no rates will be payable up until 31<sup>st</sup> March 2022.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

## EPC

Not available.

## FURTHER INFORMATION

For further information, please contact

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