

# TO LET

## McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



### RETAIL UNIT

HOT FOOD PLANNING APPLICATION  
SUBMITTED

186 ANDERSONSTOWN ROAD  
BELFAST  
BT11 9BZ

c. 50.63 m<sup>2</sup> (545 ft<sup>2</sup>)

### CONTACT:

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### McKIBBIN PROPERTY CONSULTANTS

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### JOINT AGENT

Tim Hopkins  
The Hopkins Partnership  
Tel: 028 9002 2820



- Retail Unit
- Planning Application submitted for Hot Food Use

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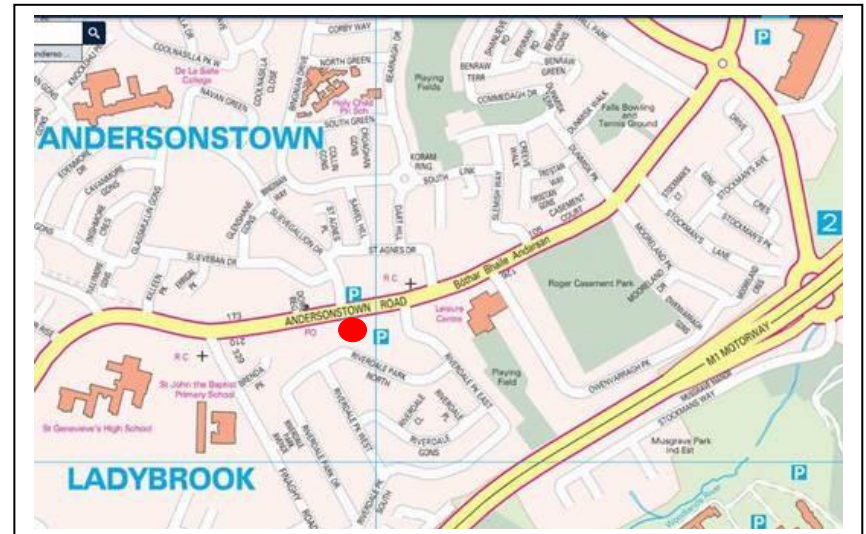
186 Andersonstown Road, Belfast

## DESCRIPTION

- The unit is finished to include electric roller shutter, aluminium shop front, ceramic tiled floors and painted smooth block walls.
- The parade benefits from parking for 23 cars immediately to the front.
- A planning application for change of use from retail to hot food was submitted in February and is under consideration. (LA04/2023/2623/F).

## LOCATION

- The subject unit occupies a prominent location in a modern retail parade on the busy Andersonstown Road in West Belfast.
- Excellent opportunity to gain representation in the hub of Andersonstown with a surrounding resident population of c. 95,000 people. Andersonstown is close to the M1 junction which serves to link to Belfast City Centre, Dublin and the west of the Province.
- Other occupiers in the parade include Ladbrokes, McGrath's Pharmacy and Arrow Travel, while Iceland is located directly opposite.



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## ACCOMMODATION

Ground Floor	Area
Sales area	- c. 50.63 m <sup>2</sup> (545 ft <sup>2</sup> )
WC	
Total Area	- c. 50.63 m <sup>2</sup> (545 ft <sup>2</sup> )

## LEASE DETAILS

### Term:

Negotiable, subject to a minimum of 5 years.

### Rent:

£15,000 per annum, exclusive.

### Rent Review:

Every 5 years.

### Repairs & Insurance:

Tenant responsible for internal repairs and shop front/shutter. The tenant will also be responsible for reimbursement of a fair proportion of the buildings insurance premium to the Landlord.

### Service Charge:

Levied to cover a fair proportion of the cost of external repairs, management fees and any other reasonable outgoings of the Landlord.

## RATES INFORMATION

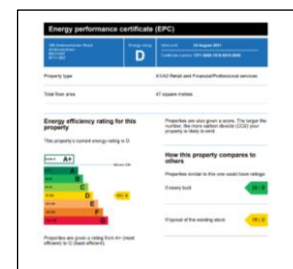
NAV £11,300  
Rate in £ 2023/24 = 0.572221  
Rates payable = £5,172.88

(inc 20% Small Business Rates Relief)

## VAT

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

## EPC



## FURTHER INFORMATION

For further information, please contact

Brian Wilkinson

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