



To Let Shop Units

7 Ladybrook Park, Belfast, BT11 9EL &
166B Finaghy Road North, Belfast BT11 9ED



McKIBBIN
COMMERCIAL

028 90 500 100

LOCATION

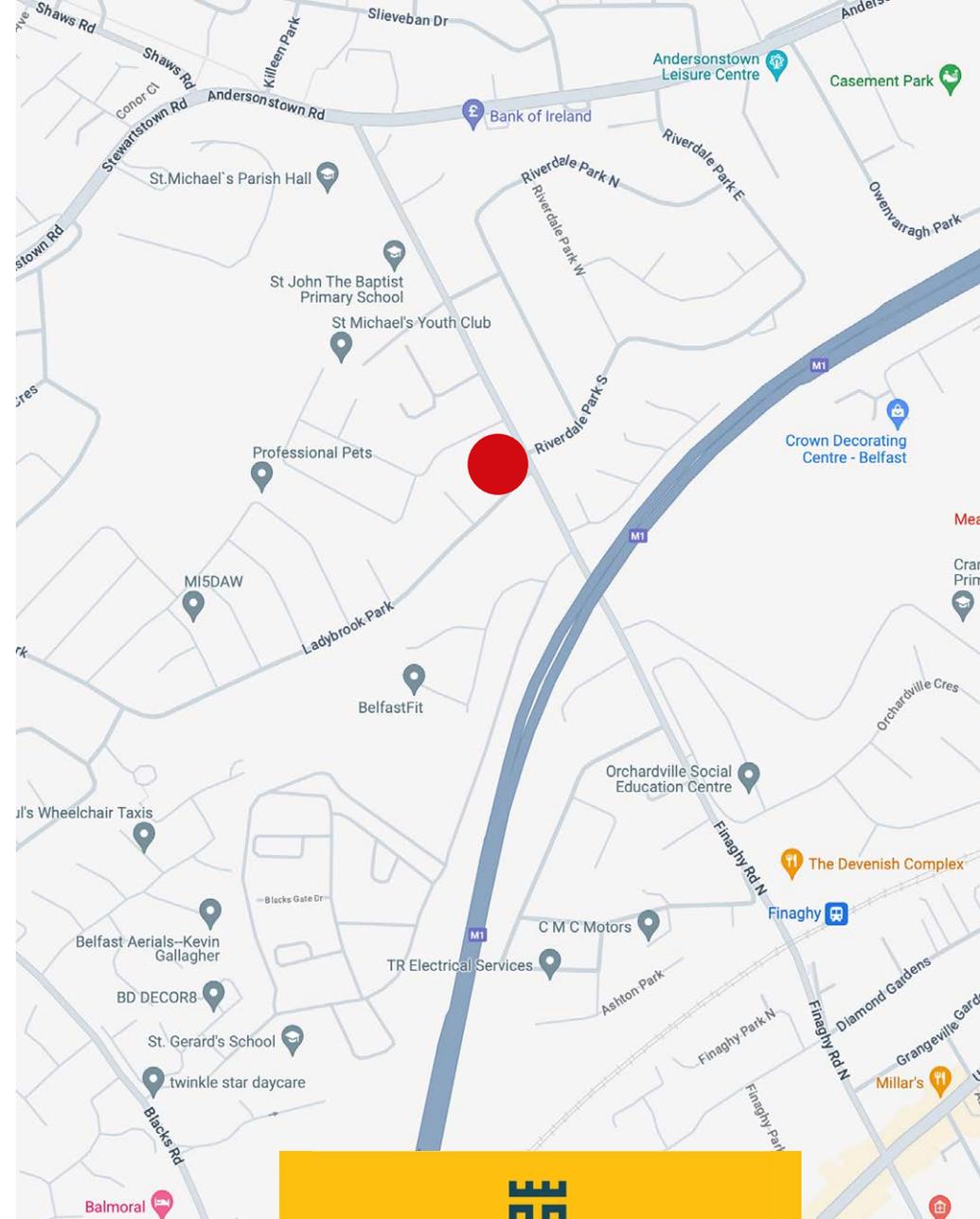
- The subject retail units are located in a busy neighbourhood retail parade at the junction of Finaghy Road North and Ladybrook Park in South West Belfast.
- The parade benefits from a high level of passing traffic and serves a wide residential population in the surrounding area.

DESCRIPTION

- Two retail units within a successful neighbourhood parade of five units.
- 7 Ladybrook Park was previously in use as a bakery, while 166B Finaghy Road North is currently in use as a barbers. Finishes include ceramic tiled floor, plastered and painted walls, suspended ceiling with fluorescent lighting, aluminium shop front and electrically operated roller shutter.
- Other occupiers in the parade include Fruit of the Vine Off-Licence, Coopers Pharmacy, David's Newsagents.
- 7 Ladybrook Park is available immediately, while 166B Finaghy Road North is available from August 2024.



Not To Scale. For indicative purposes only.



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ACCOMMODATION

Description	Sq M	Sq Ft
7 Ladybrook Park		
Internal Frontage	4.23	14
Sales Area	41.20	443
Store	21.59	232
Total Net Internal Area	62.79	675
166B Finaghy Road North		
Sales Area	34.53	371
Store	2.14	23
Total Net Internal Area	36.67	394

LEASE DETAILS

Term:	Negotiable, subject to a minimum of 3 years.
Rent:	166B Finaghy Road North: £11,000 pa, exclusive 7 Ladybrook Park: £12,750 pa, exclusive
Repairs:	Tenant responsible for internal repairs.
Security Deposit/Guarantor:	The Tenant will be required to pay a security deposit of 3 months rent and provide a guarantor to the approval of the Landlord.
Service Charge:	Levied to cover a fair proportion of the cost of external repairs, building insurance premium and other reasonable outgoings of the Landlord.

RATES

We understand that the property has been assessed for rating purposes, as follows:

7 Ladybrook Park

NAV: £7,250
Rate in £ 2024/25: £0.599362
Rates Payable 2024/25: £3,476.30

166B Finaghy Road North

NAV: £7,400
Rate in £ 2024/25 = 0.599362
Rates Payable 2024/25 = £3,548.22

(inc 20% Small Business Rates Relief)

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

The property is registered for Value Added Tax and accordingly, VAT will be payable on the rental and other outgoings.



7 Ladybrook Park



166B Finaghy Road North

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