



To Let Shop Unit

7 Ladybrook Park, Belfast, BT11 9EL



McKIBBIN
COMMERCIAL

028 90 500 100

LOCATION

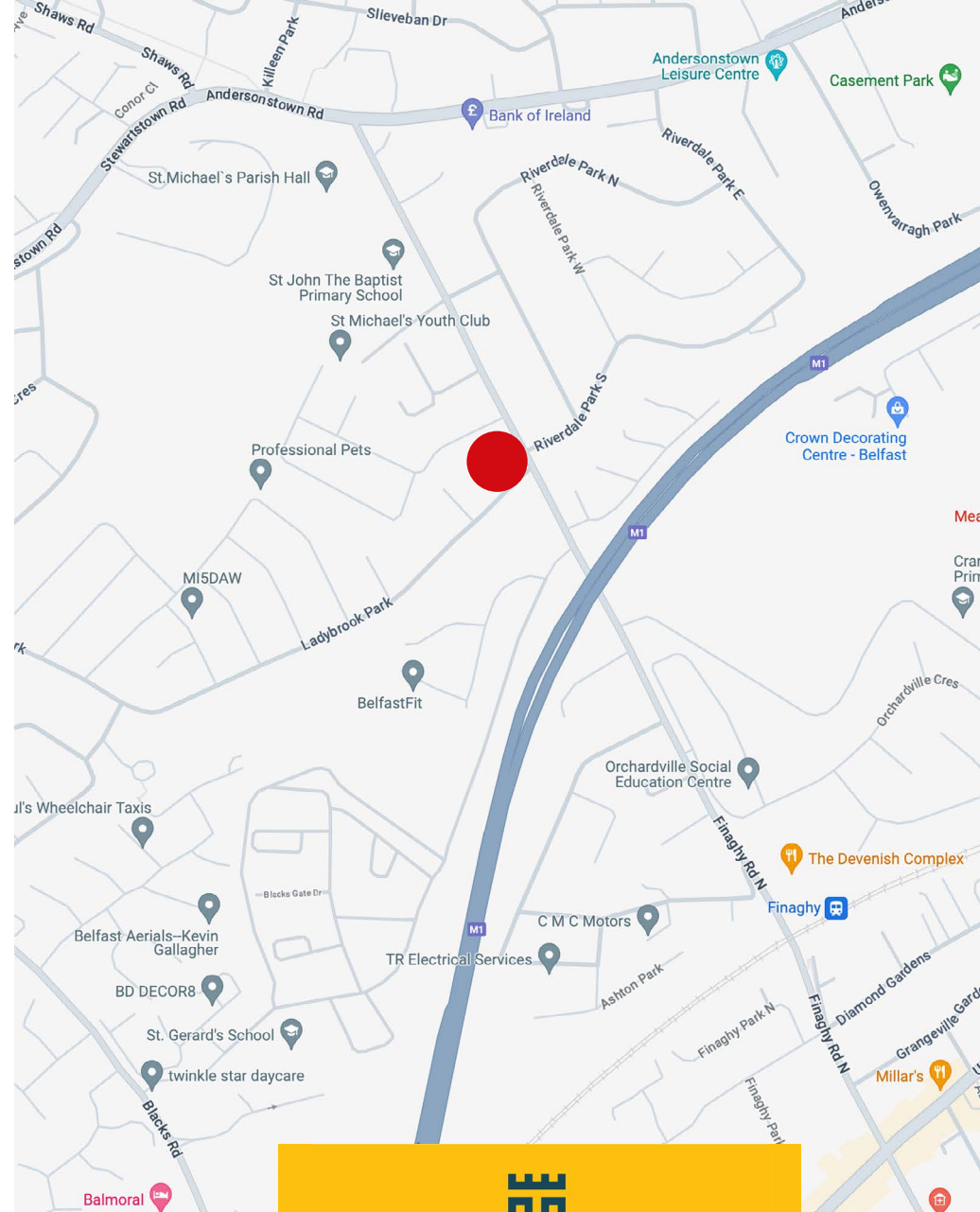
- The subject retail units are located in a busy neighbourhood retail parade at the junction of Finaghy Road North and Ladybrook Park in South West Belfast.
- The parade benefits from a high level of passing traffic and serves a wide residential population in the surrounding area.

DESCRIPTION

- Opportunity to acquire a retail unit within a successful neighbourhood parade of five units.
- 7 Ladybrook Park was previously in use as a bakery. 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.
- Available immediately.



Not To Scale. For indicative purposes only.



To Let Shop Unit

7 Ladybrook Park, Belfast, BT11 9EL


McKIBBIN
COMMERCIAL
028 90 500 100

ACCOMMODATION

Description	Sq M	Sq Ft
Internal Frontage	4.23	14
Sales Area	41.20	443
Store	21.59	232
Total Net Internal Area	62.79	675

LEASE DETAILS

Term:	Negotiable, subject to a minimum of 3 years.
Rent:	£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:

NAV: £7,250

Rate in £ 2025/26 = £0.626592

Rates Payable 2025/26 = £3,634.23

(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.



To Let Shop Unit

7 Ladybrook Park, Belfast, BT11 9EL


McKIBBIN
COMMERCIAL
028 90 500 100



Energy Performance Certificate

Non-Commercial Building

2.8.8 Energy
Handbook Part 6
Building Energy Rating
BS7971:06

Certificate Reference Number:
 01410-100-000-0004

This report shows the energy rating of the building. It includes the energy efficiency of the building and the heating, ventilation, cooling and lighting system. The rating is compared to the energy efficiency of the best building. An assessment for the building is shown in the table below. The rating is shown in the table below. The rating is shown in the table below.

Building Energy Rating

Rating	Energy Efficiency	Energy Efficiency
A	92.01-100.00	Very good
B	81.01-92.00	Good
C	69.01-81.00	Below average
D	56.01-69.00	Average
E	43.01-56.00	Below average
F	31.01-43.00	Poor
G	19.01-31.00	Very poor

Building Energy Rating

Rating	Energy Efficiency	Energy Efficiency
A	92.01-100.00	Very good
B	81.01-92.00	Good
C	69.01-81.00	Below average
D	56.01-69.00	Average
E	43.01-56.00	Below average
F	31.01-43.00	Poor
G	19.01-31.00	Very poor

Building Energy Rating

Rating	Energy Efficiency	Energy Efficiency
A	92.01-100.00	Very good
B	81.01-92.00	Good
C	69.01-81.00	Below average
D	56.01-69.00	Average
E	43.01-56.00	Below average
F	31.01-43.00	Poor
G	19.01-31.00	Very poor

Building Energy Rating

Rating	Energy Efficiency	Energy Efficiency
A	92.01-100.00	Very good
B	81.01-92.00	Good
C	69.01-81.00	Below average
D	56.01-69.00	Average
E	43.01-56.00	Below average
F	31.01-43.00	Poor
G	19.01-31.00	Very poor

Building Energy Rating

Rating	Energy Efficiency	Energy Efficiency
A	92.01-100.00	Very good
B	81.01-92.00	Good
C	69.01-81.00	Below average
D	56.01-69.00	Average
E	43.01-56.00	Below average
F	31.01-43.00	Poor
G	19.01-31.00	Very poor

Building Energy Rating

Rating	Energy Efficiency	Energy Efficiency
A	92.01-100.00	Very good
B	81.01-92.00	Good
C	69.01-81.00	Below average
D	56.01-69.00	Average
E	43.01-56.00	Below average
F	31.01-43.00	Poor
G	19.01-31.00	Very poor

Building Energy Rating

Rating	Energy Efficiency	Energy Efficiency
A	92.01-100.00	Very good
B	81.01-92.00	Good
C	69.01-81.00	Below average
D	56.01-69.00	Average
E	43.01-56.00	Below average
F	31.01-43.00	Poor
G	19.01-31.00	Very poor

Building Energy Rating

Rating	Energy Efficiency	Energy Efficiency
A	92.01-100.00	Very good
B	81.01-92.00	Good
C	69.01-81.00	Below average
D	56.01-69.00	Average
E	43.01-56.00	Below average
F	31.01-43.00	Poor
G	19.01-31.00	Very poor

Building Energy Rating

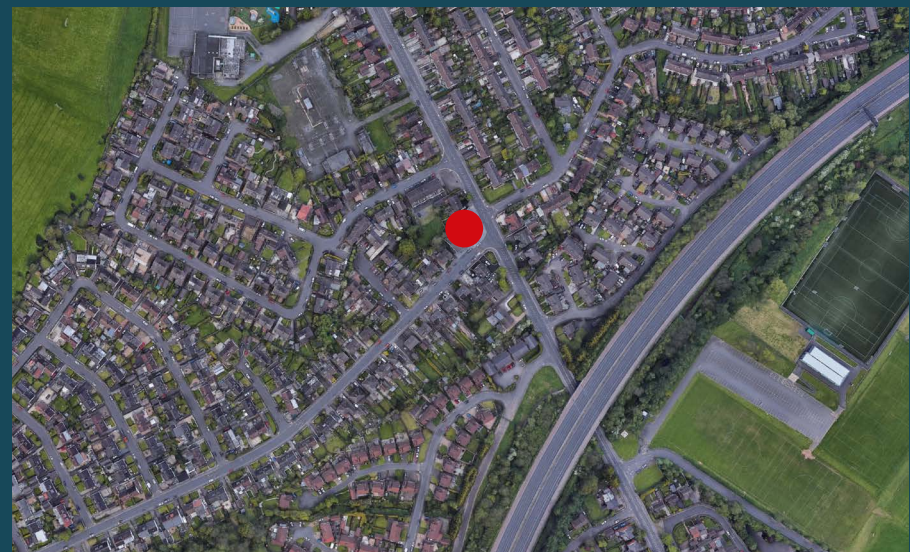
Rating	Energy Efficiency	Energy Efficiency
A	92.01-100.00	Very good
B	81.01-92.00	Good
C	69.01-81.00	Below average
D	56.01-69.00	Average
E	43.01-56.00	Below average
F	31.01-43.00	Poor
G	19.01-31.00	Very poor

Building Energy Rating

Rating	Energy Efficiency	Energy Efficiency
A	92.01-100.00	Very good
B	81.01-92.00	Good
C	69.01-81.00	Below average
D	56.01-69.00	Average
E	43.01-56.00	Below average
F	31.01-43.00	Poor
G	19.01-31.00	Very poor

Building Energy Rating

Rating	Energy Efficiency	Energy Efficiency
A	92.01-100.00	Very good
B	81.01-92.00	Good
C	69.01-81.00	Below average
D	56.01-69.00	Average
E	43.01-56.00	Below average
F	31.01-43.00	Poor
G	19.01-31.00	Very poor



CONTACT
For further information
Brian Wilkinson
bw@mckibbin.co.uk
Scott Lawther
sl@mckibbin.co.uk

For further information or to arrange a viewing contact:

Brian Wilkinson
bw@mckibbin.co.uk

Scott Lawther
sl@mckibbin.co.uk

McKibbin Commercial Property Consultants
Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk



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 the contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatever in relation to this property. As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/ukfsi/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McKibbin Commercial. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

