



To Let Hot Food Unit

142 Stewartstown Road, Belfast BT11 9NB



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

- High profile location on Stewartstown Road, within new Petrol Filling Station & Retail scheme anchored by Centra.
- Planning approval granted for hot food takeaway.
- Unit of c. 78 m² (839 ft²).
- Situated within a strong residential catchment area.

DESCRIPTION

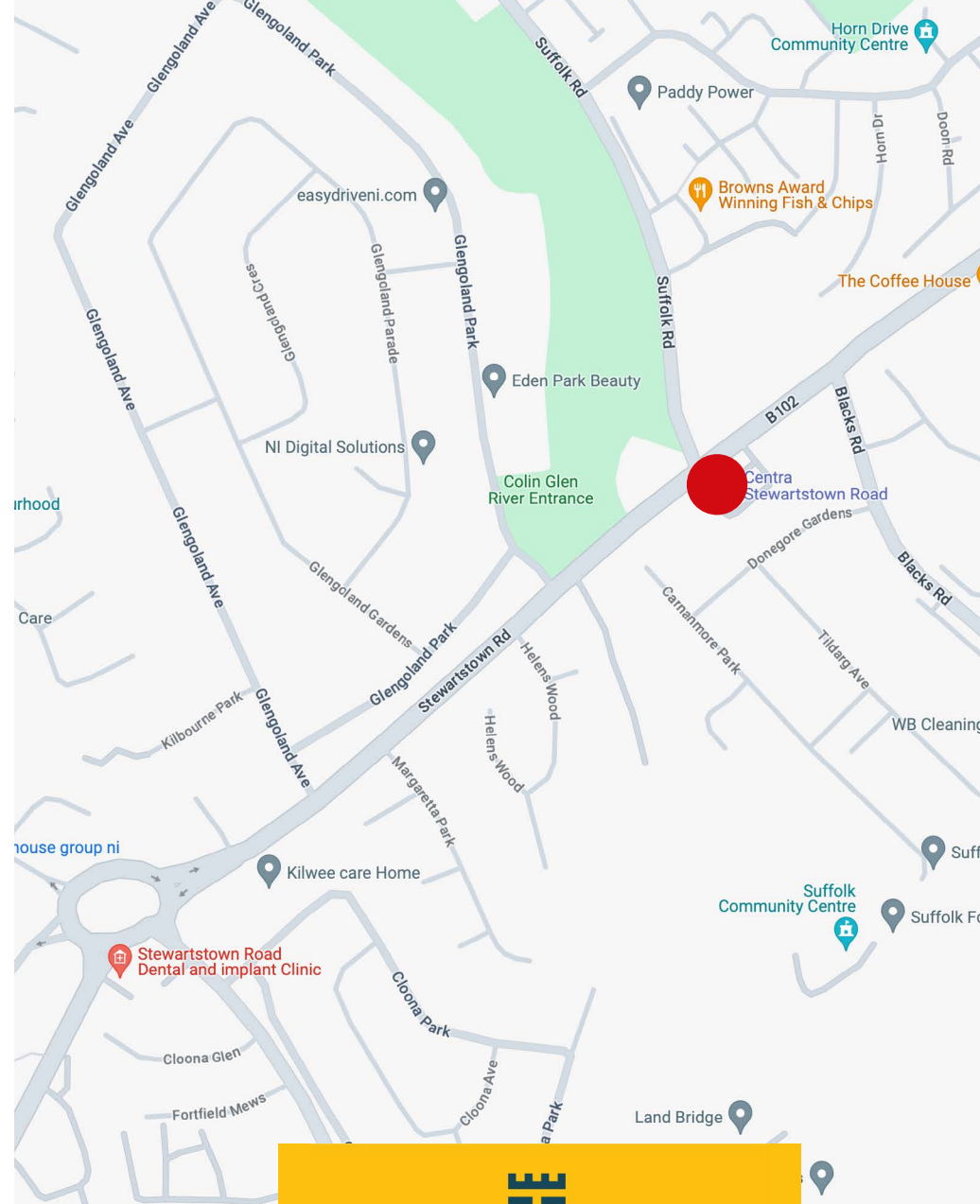
- The subject comprises a unit of 78 m² (839 ft²) within a new development, anchored by Centra convenience store and Top Petrol Filling Station, together with two commercial units.
- Unit 2 comprises an area of approximately 78 m² (839 ft²).
- Planning approval granted for hot food takeaway under Reference: LA/04/2022/0810/F.

LOCATION

- The subject development occupies a highly prominent location on the B102 Stewartstown Road, one of Belfast's busiest arterial routes, opposite Suffolk Road and close to its junction with the Blacks Road.
- The complex is located in an area of densely populated housing, with excellent accessibility to the wider road network.

SPECIFICATION

- The subject unit is completed to a developer's shell specification, with electric roller shutter. The main services have been brought to a point at the front of the unit ready for tenants fit-out.



To Let Hot Food Unit

142 Stewartstown Road, Belfast BT11 9NB


McKIBBIN
COMMERCIAL
028 90 500 100

ACCOMMODATION

Description	Sq M	Sq Ft
Unit 2	78	839

RATES

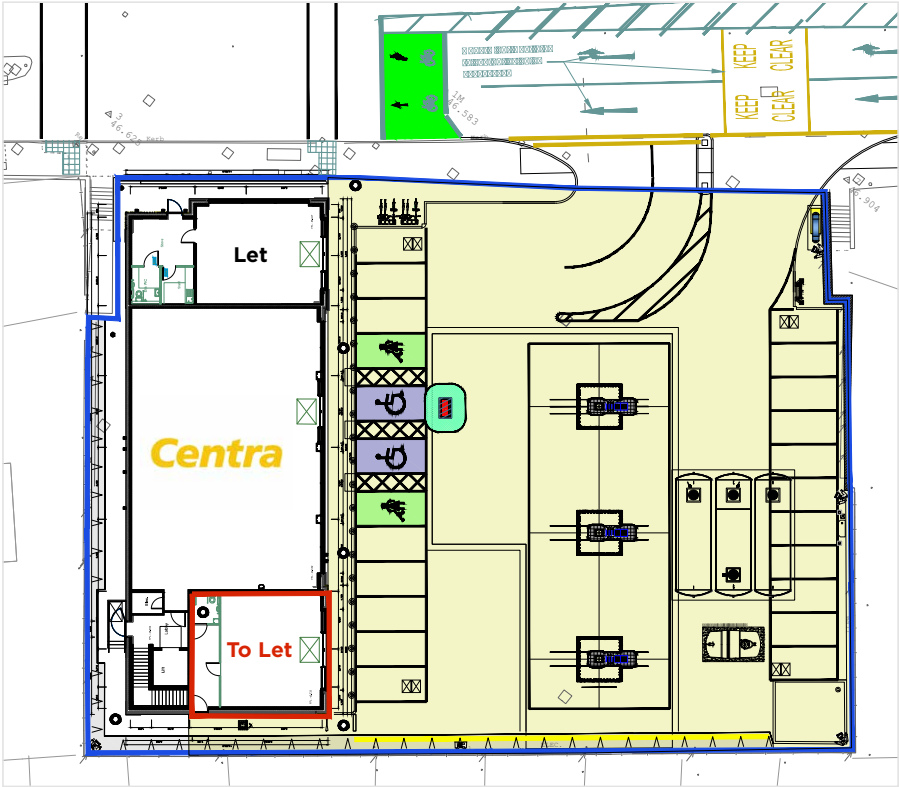
NAV: £11,700
Rate in £ 2024/2025 = 0.599362
Therefore Rates Payable 2024/25 = £7,012.54
Note: Interested parties should check their individual rates liability directly with Land & Property Services.

LEASE DETAILS

Term: 15 years.
Rent: £21,500 per annum, exclusive.
Rent Review: Upwards only 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 scheme, 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.

VAT

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



Not To Scale. For indicative purposes only.

To Let Hot Food Unit
142 Stewartstown Road, Belfast BT11 9NB



McKIBBIN
COMMERCIAL

028 90 500 100

EPC

Energy performance certificate (EPC)		
Address 100 Commercial Road Belfast BT1 3LG	Energy rating B	Valid until 3 May 2026
Property type Total floor area 75 square metres	A1/A2 Retail and Financial/Professional services	
Energy rating and score This property's energy rating is B. 		
Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.		
How this property compares to others Properties similar to this one could have ratings: If newly built: A If typical of the building stock: C		



CONTACT

For further information or to arrange a viewing contact:

Brian Wilkinson
bw@mckibbin.co.uk

Ben Escott
be@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

Follow us for up-to-date news and information!



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/uksi/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.


McKIBBIN
COMMERCIAL
028 90 500 100