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**028 90 205 900**  
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RETAIL



## TO LET

Modern Retail Unit  
c. 2,572 sq ft

71 Ballysillan Road  
Belfast  
BT14 7QQ



- Retail Unit of c. 2,572 sq ft
- Prominent location on the busy Ballysillan Road
- Ample car parking provision
- May be suitable for other uses - subject to planning



The Independent  
Commercial Property  
Consultants Network

MONTGOMERY HOUSE,  
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900  
E: [info@mcconnellproperty.com](mailto:info@mcconnellproperty.com)



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## LOCATION

The property is situated in a densely populated area off the Ballysillan Road in North Belfast, adjacent to the busy Iceland Food Store and beside the Ballysillan Leisure Centre.

## DESCRIPTION

The modern retail unit has been finished to include painted walls, part carpet / part wooden laminate flooring and benefits from an electric roller shutter.

The unit has been fitted out to include separate office / storage space, finished to include plastered / painted walls, suspended ceiling and recessed LED lighting.

W.C and Kitchenette facilities are contained within.

## ACCOMMODATION

c. 2,572 sq ft (Net Internal Area).

## LEASE DETAILS

Rent: £22,500 p.a excl.

Repairs: Full Repairing and Insuring terms.

Insurance: Incoming tenant will be responsible for reimbursing the landlord the cost of the building insurance.

Term: By negotiation.

A service charge will be payable to cover an appropriate proportion of the cost of repair and maintenance of common areas.

## VAT

The property has been elected for VAT therefore VAT will be payable on the annual rent.

## RATES

To be assessed by LPS.



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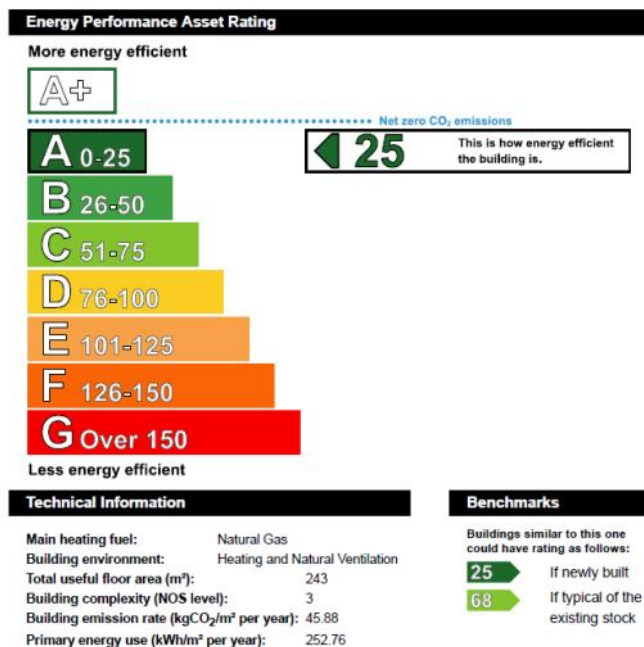
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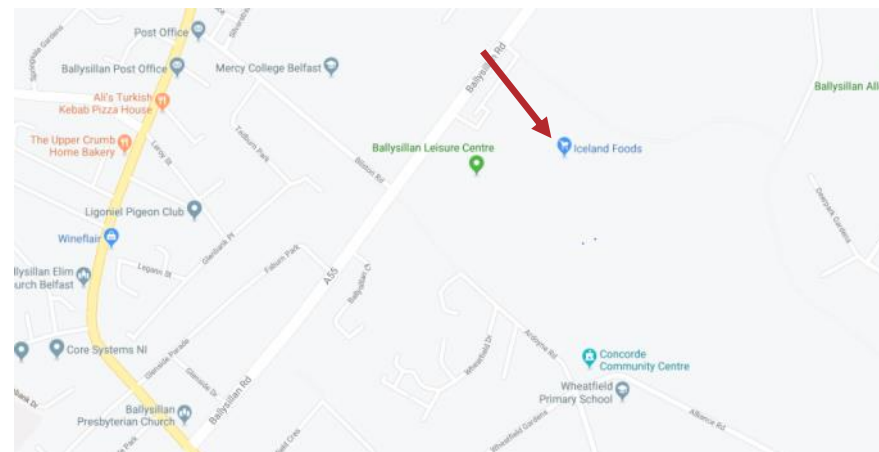
## EPC

The property has an energy rating of A25.

Full certificates can be made available on request.



## LOCATION MAP



## VIEWING ARRANGEMENTS

Viewing is strictly by appointment through the agents McConnell Chartered Surveyors:

Contact: Philip Culbert or Harry Bateman

Tel: 02890 205900

Email: philip.culbert@mcconnellproperty.com

harry.bateman@mcconnellproperty.com

Web: www.mcconnellproperty.com

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