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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
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RETAIL



TO LET

Retail unit recently refurbished
C. 590 sq.ft (c. 54.8 m2)

38 Belmont Road
BELFAST
BT4 2AN



- Former retail/café unit located in one of East Belfast's most popular retail locations
- Belmont Road has a wide variety of local retailers with a high level of footfall
- Authorised use for retail / café



The Independent
Commercial Property
Consultants Network

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

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LOCATION

The retail unit is located on the Belmont Road, one of East Belfast's most popular retail locations with a high volume of both pedestrian and vehicular flow. Notable retailers within the area include Ferguson Flowers, Dundela Pharmacy, Winemaek, Tesco and Co-op Travel.

There are also an increasing number of retail food outlets such as cafes, delicatessans, bakeries and restaurants to include Olivers, Baker Street, Slims Kitchen and the Belmont Bistro.

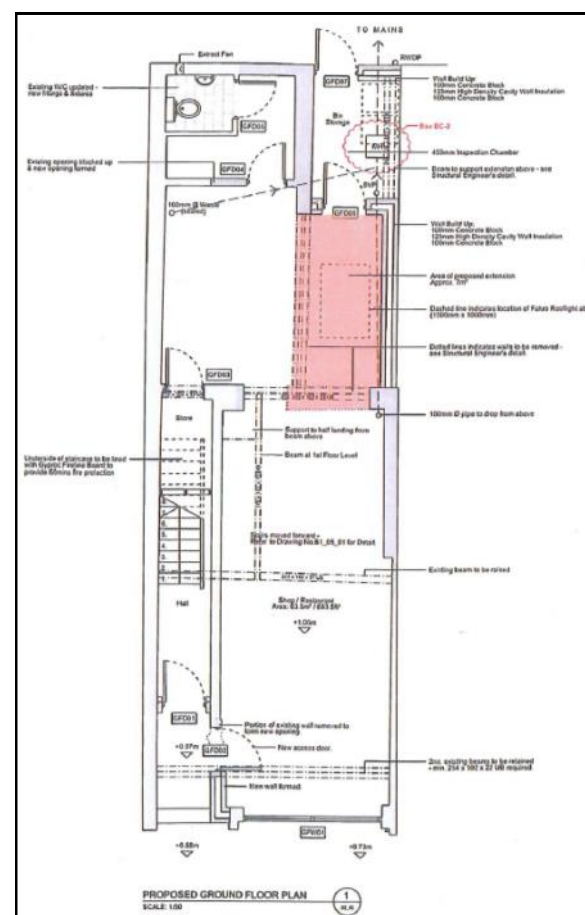
DESCRIPTION

The shop has recently undergone a complete refurbishment and is fitted out to include a timber floor, plastered / painted walls and ceilings and recessed lighting.

It has a WC and separate access to the rear.

The unit benefits from a aluminium shopfront and electrically operated roller shutter.

GROUND FLOOR PLAN



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LEASE TERMS

Term: Effectively a New Full Repairing and Insuring Lease

Rent: £9,500 per annum

RATES

We are advised by Land and Property Services that the Net Annual Value of the premises is £9,150.

The present rate in the £ is 0.538166 (2020/2021)

It should be noted that this unit should qualify for Small Business Rates Relief with a 20% discount applicable to the annual rates bill.

Interested parties are advised to make their own enquiries in relation to rates.

EPC

Contact agent for details.

LOCATION MAP



VIEWING

Strictly by appointment with McConnell Chartered Surveyors

Contact: Frazer Hood / Katie McConnell

Tel: 02890 205 900

Email frazer.hood@mcconnellproperty.com

katie.mcconnell@mcconnellproperty.com

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