



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
www.mcconnellproperty.com

RETAIL



To Let

Retail Unit 548 sq ft (50.9 sq m)

**150 Cregagh Road
Belfast
BT6 9ET**



- The unit occupies a prominent and highly visible position on the Cregagh Road and benefits from high volumes of both pedestrian and vehicular traffic.
- The Cregagh Road is one of the main arterial routes leading into Belfast City Centre.
- Nearby occupiers include as McClearys Estate Agents, The Washing Well and Bistro 5 Pizzeria.



The Independent
Commercial Property
Consultants Network

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

T: 028 90 205 900
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LOCATION

The Cregagh Road is one of the main arterial routes leading into Belfast City Centre from the East. The property is located on a busy section of the road with neighbouring businesses such as McClearys Estate Agents, The Washing Well and Bistro 5 Pizzeria are all within close proximity.

DESCRIPTION

The unit is currently fitted to include plastered and painted walls, suspended ceiling with recessed lighting, tiled flooring and electric roller shutter.

W.C and Kitchen facilities are also contained within.

LEASE DETAILS

- Term: Negotiable.
- Rent: £7,500 per annum exclusive.
- Repairs: The tenant is responsible for internal and external repairs.
- Insurance: The tenant is to reimburse the landlord's insurance premium.
- Management: Tenant responsible for payment of landlord's agent management fees.

ACCOMMODATION

	sq ft	sq m
Retail/ Sales area:	438	40.69
Store/ Kitchen	110	10.22
WC:	-	-
Total:	548	50.91

RATEABLE VALUE

We are advised by Land & Property Services that the Net Annual Value of the property is £6,600.

The rate in the £ for (2020/21) is 0.538166 (Belfast).

Rates Payable - c. £3,552

We understand the property will benefit from Small Business Rates Relief of 20%.

NI Covid-19 Rates Support Package: We understand the unit may not be subject to commercial rates until 1 April 2021, as per the measures announced by the NI Executive.

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



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VAT

All figures quoted are exclusive of, but may be liable to, Value Added Tax.

FURTHER DETAILS

For further information & for viewing arrangements please contact the sole agents McConnell Chartered Surveyors

Contact: Philip Culbert or Shaun Wallace

Tel: 028 90 205 900

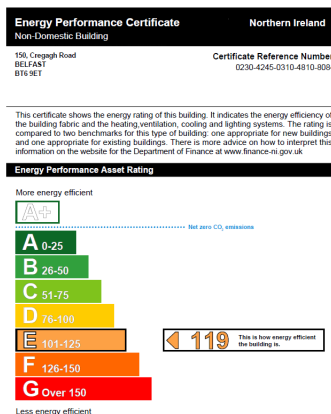
Email: philip.culbert@mcconnellproperty.com
shaun.wallace@mcconnellproperty.com

Website: www.mcconnellproperty.com

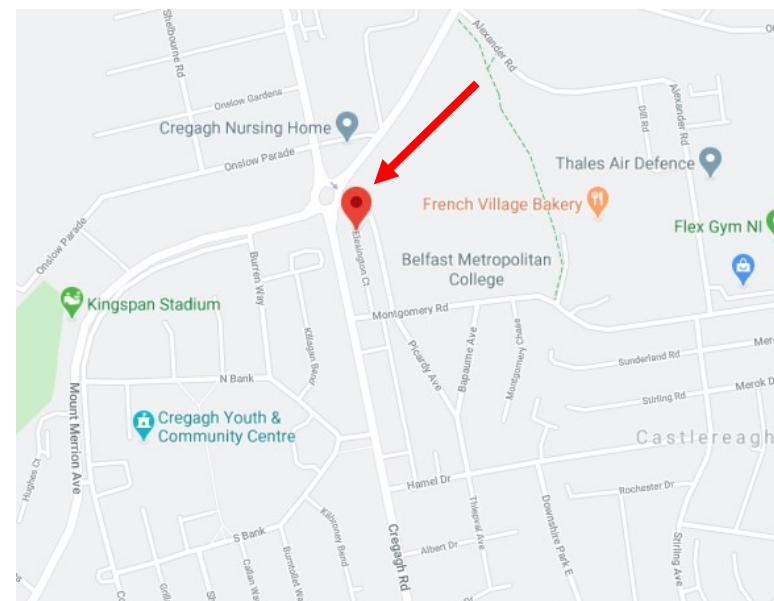
EPC

The property has an energy efficiency rating of E119.

Full certificates can be made available on request.



LOCATION



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McConnell Chartered Surveyors for themselves and for the vendors/landlords of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of McConnell Chartered Surveyors has any authority to make or give representation or warranty in relation to this property.