



# MCCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## 028 90 205 900

[www.mcconnellproperty.com](http://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

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29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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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:	-	-
<b>Total:</b>	<b>548</b>	<b>50.91</b>

## 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

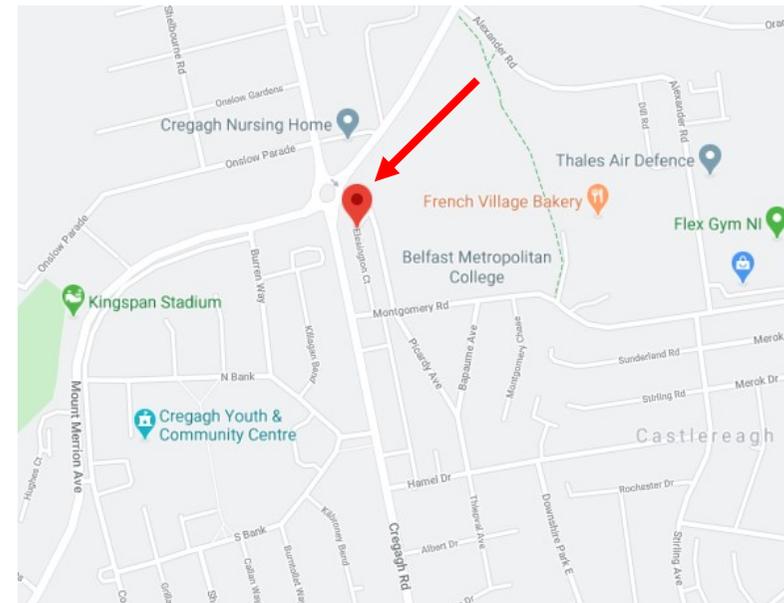
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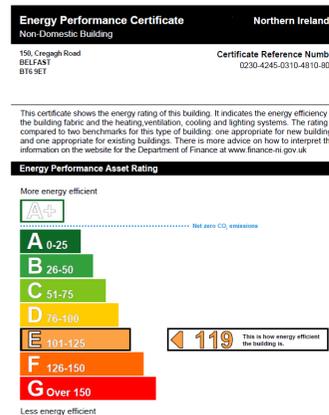
**LOCATION**



**EPC**

The property has an energy efficiency rating of E119.

Full certificates can be made available on request.



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