



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

www.mcconnellproperty.com

RETAIL or OFFICES



TO LET

**Ground Floor Retail / Office Unit -
c. 364 sq ft / 34 m2**

**14 Castlereagh Road
Belfast
BT5 5FP**



**Excellent Modern Retail / Office Unit
Fronting the main Castlereagh Road in a popular
part of East Belfast**



The Independent
Commercial Property
Consultants Network

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

T: 028 90 205 900
E: info@mcconnellproperty.com



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
www.mcconnellproperty.com

Location

The Castlereagh Road is one of the main arterial routes leading out of Belfast and the property is located near the bottom of the road close to its junctions with Beersbridge Road and Castlereagh Street

Description

Very well refurbished accommodation in a modern building suitable for many retail or office uses and ready for immediate occupation.

This ground floor unit has an aluminium shop-front with electric roller shutter; carpeted floors; fluorescent ceiling lighting; WC and Kitchen.

Lease

Full Repairing & Insuring Equivalent Lease for minimum 3 year term

Rents:

£4,500 pa exclusive

Rates

NAV: £3,400 / Rates Payable 2020 estimated c.£1,830 pa

*** May qualify for Small Business Rates Relief of 25% ***

Service

Tenants will be responsible for a service charge to cover external repairs & maintenance; buildings insurance; and a 6% management fee

Charge

VAT

VAT is not currently charged, however the Landlords reserve the right to elect the property for VAT and to charge VAT at any time in the future

EPC

F127

Viewing

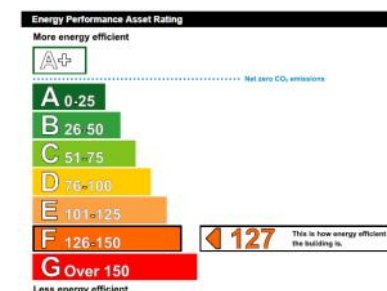
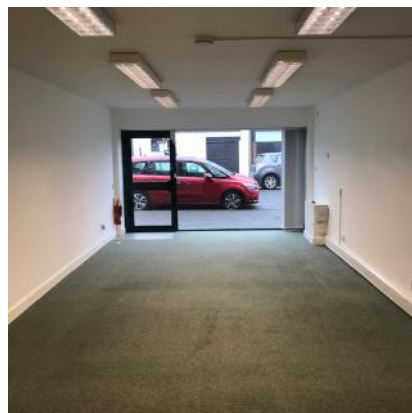
To arrange a viewing or for more information please contact:
Katie McConnell or Rory McConnell - 028 90 205 900

Accommodation

No. 14 - Ground Floor Shop

Net Internal Area c. 364 sq ft / 34 m2

Plus WC & Kitchen



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.