



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
www.mcconnellproperty.com

RETAIL



TO LET

EXCELLENT RETAIL UNIT
c. 444 ft² (41.2 m²)

553 Antrim Road
Belfast
BT15 3BU



- **Prominent location on the busy Antrim Road**
- **High volumes of passing vehicular traffic**
- **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
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LOCATION

The subject property fronts onto Antrim Road, approximately 2.3 miles from Belfast City Centre. The subject is located in a well established parade of shops with neighbouring occupiers including Stanley's Family Butcher, Fortwilliam Opticians, Reids Flowers and Wineflair.

DESCRIPTION

Internally the unit has been finished to include plastered / painted walls and ceilings, spot lighting, ceramic floor tiles and an electric roller shutter.

W.C facilities are contained within.

On site parking is available to the front of the property.

ACCOMMODATION

The accommodation extends to c. 444 sq.ft

LEASE DETAILS

Term: By negotiation

Rent: £14,000 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.

VAT

All prices and outgoings are exclusive of, but may be liable to, VAT.

RATES

Net Annual Value: £9,400

Rate in £ 2020/21: 0.538166

Rates payable 2020/21 (approx): £5,059

The property may be eligible to receive a small business rates relief of 20%.

Rates payable are therefore estimated to be c. £4,047 per annum. Interested parties are advised to make their own enquiries.



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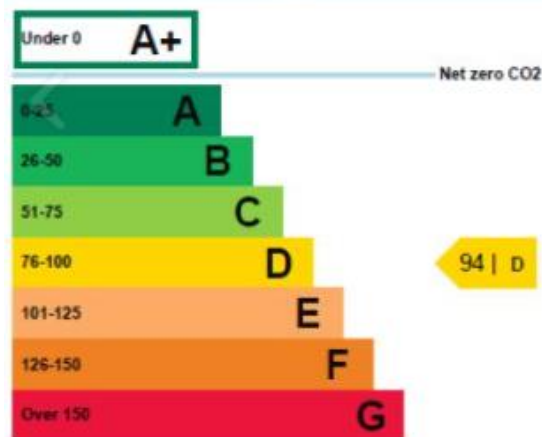
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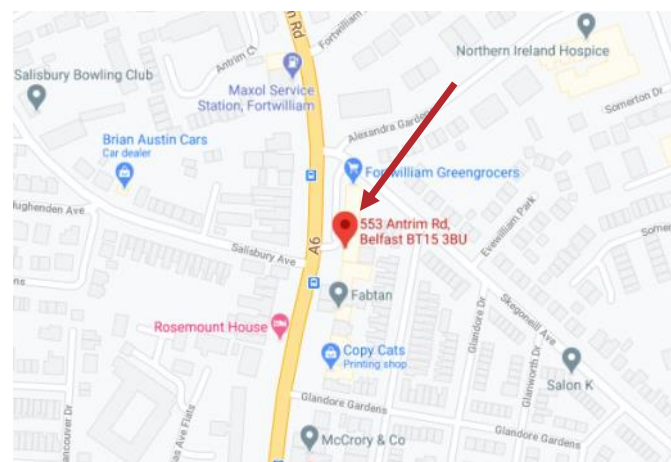
EPC

The property has an energy rating of D94.

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 Shaun Wallace

Tel: 02890 205900

Email: philip.culbert@mcconnellproperty.com

Shaun.wallace@mcconnellproperty.com

Web: www.mcconnellproperty.com

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