



# MCCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## 028 90 205 900

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

RETAIL UNIT



## TO LET

Retail Unit c. 593 sq.ft (c. 55.2 sq.m)

293 Antrim Road  
BELFAST  
BT15 2HF



- Prominent location on the busy Antrim Road
- High volumes of passing vehicular traffic
- May be suitable for alternative uses, subject to any necessary planning consents



The Independent  
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Consultants Network

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29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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## LOCATION

The property is located on a prominent corner location on the Antrim Road and Oceanic Avenue, adjacent to Belfast Waterworks Park. Benefitting from excellent transportation links and close proximity to Belfast city centre the Antrim Road one of Belfast's main arterial routes.

The locality comprises a mix of both high density housing and a variety of commercial retail and office occupiers.

## DESCRIPTION

This retail unit has frontage onto the Antrim Road and is fitted out to include powder coated aluminium shop front, plastered and painted walls, suspended ceiling with recessed fluorescent strip lighting and electric roller shutters.

On street parking is available to the front and side of the property.

## ACCOMMODATION

	sq ft	sq m
Main Retail Area	411	38.2
Store	110	10.3
Kitchen / Store	72	6.7
WC Facilities	-	-
<b>Total</b>	<b>593</b>	<b>55.2</b>

## LEASE DETAILS

Term:	Negotiable subject to periodic rent review.
Rent:	£9,500 per annum plus VAT if applicable.
Repairs & Insurance:	Full repairing and insuring lease.
Management Fee:	Tenant is responsible for the landlord's agents management costs at 6% plus VAT of annual rent.



**VAT**

Rentals and outgoings quoted are exclusive of, but may be liable to, VAT.

**NAV**

We are advised by the Land & Property Services that the Net Annual Value of the premises is £8,350.

The current rate in the £0.538166 (2020/21)

Rates payable 2020/21 c. £4,494

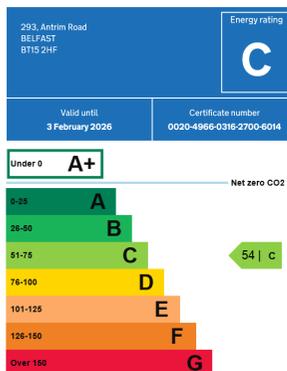
The understand the property may benefit from small business rate relief of 20% therefore reducing the rates payable 2020/21 to c. £3,595.

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

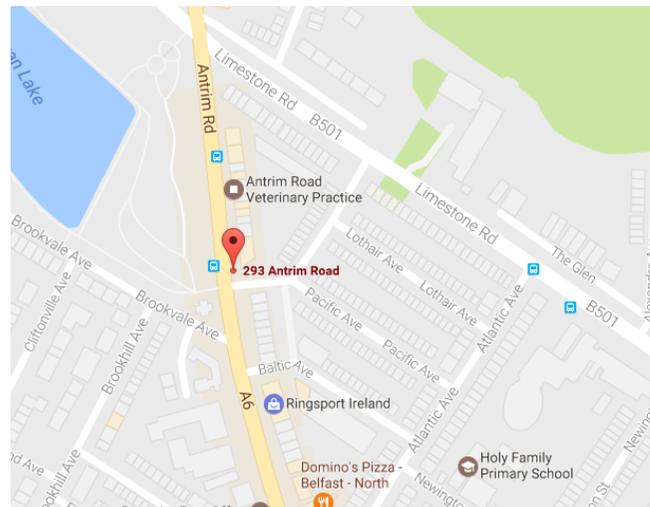
**EPC**

The property has an energy efficiency rating of C54.

Full certificates are available on request.



**LOCATION MAP**



**VIEWING**

Strictly by appointment with McConnell Chartered Surveyors.

Contact: Philip Culbert or Shaun Wallace  
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