



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
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
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 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	-	-
Total	593	55.2

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.



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

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

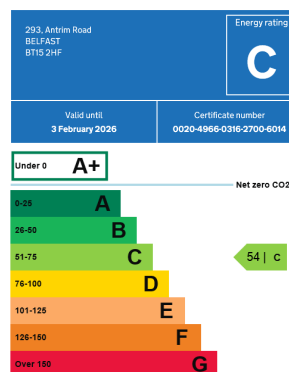
The understand the property may benefit from small business rate relief of 20% therefore reducing the rates payable 2020/21 to c. £3,595.

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

Email: philip.culbert@mcconnellproperty.com

shaun.wallace@mcconnellproperty.com

Tel: 028 90 205900

© Copyright 2113—2021

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.