

To Let

£8,500 Per Annum

For Sale

£85,000



245 Shankill Road Belfast BT13 1FR

Features

- **Prominent Location on one of Belfast's main arterial routes**
- **Suitable for a number of uses**
- **Prominent Retail and Storage Unit**
- **Available Immediately**
- **C. 636 Sq. Ft.**
- **EPC- E124**

Description

This unit is based on the heart of the bustling Shankill Road. The property is finished with a glazed frontage, roller shutter doors, laminate flooring with plaster painted walls and ceilings, with strip lighting.

Accommodation

	M2	Sq. Ft
Sales/Store	54	581
Kitchen/W.c	5.1	54.5
Total	59.1	635.5

Lease Details

Term: Negotiable - Minimum 3 Years

Rent: £8,500 Per Annum

For Sale: 85,000 Per Annum

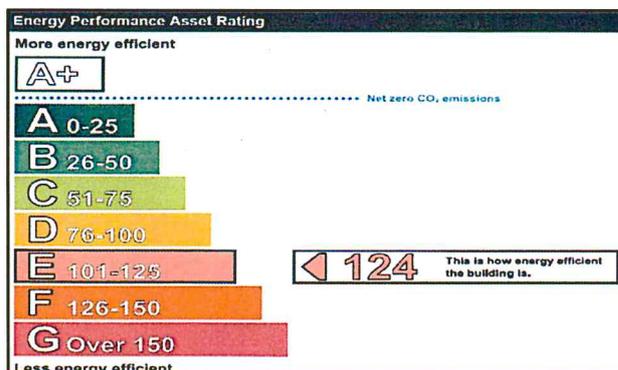
Repairs and Insurance: The tenant will be responsible for all internal repairs and for reimbursing to the landlord the cost of insuring the builder and any external repairs.

NAV: We have been advised that the NAV is £6,450.

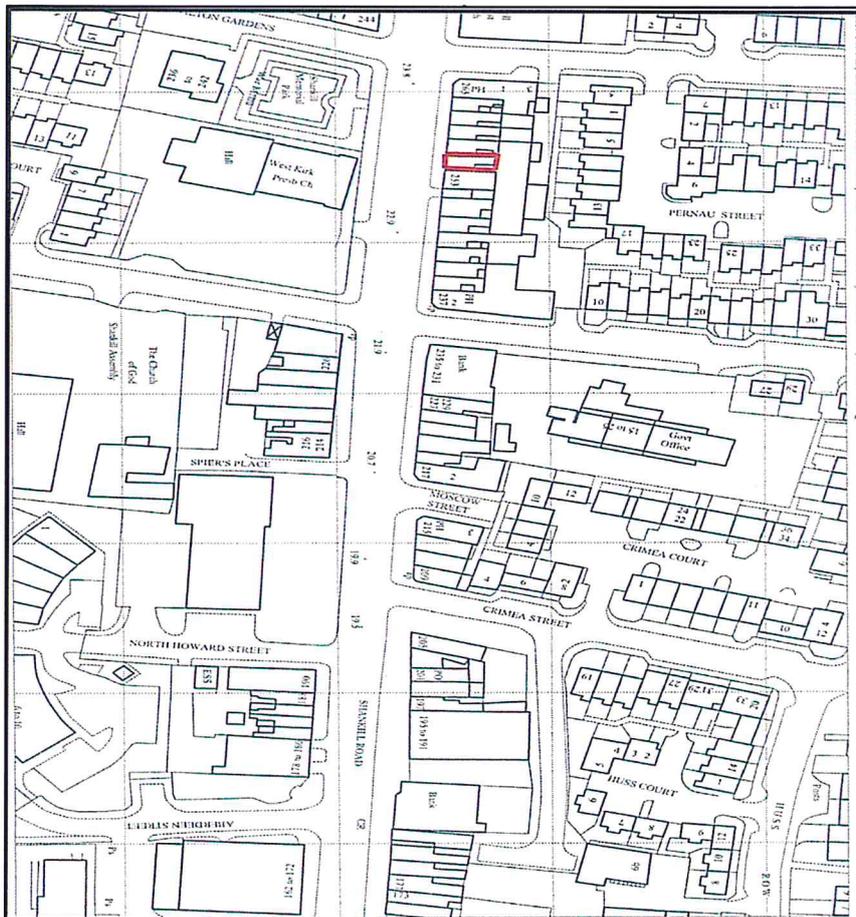
Rate in 2016/7 is 0.582601 resulting in rates payable of £3,757.78

VAT: Rent is quoted exclusive of VAT which may be chargeable.

EPC Rating -



Location



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