



TO LET

Prominent Retail Unit in Popular East Belfast Neighbourhood Shopping Centre

8 King's Square, Belfast BT5 7EA

LOCATION / DESCRIPTION

The subject unit is located within the popular King's Square Shopping Centre in the affluent East Belfast residential suburb of Gilnahirk / Cherryvalley, just off the main Newtownards Road and a short distance from Stormont, Dundonald and Comber.

The Centre is long established and includes high profile tenants such as Supervalu, Medicare, McCleans Bookmakers and Cherryvalley Group GP Surgery. A Co-Op and The Poet Bar are close by and the Centre benefits from abundant free customer car parking.

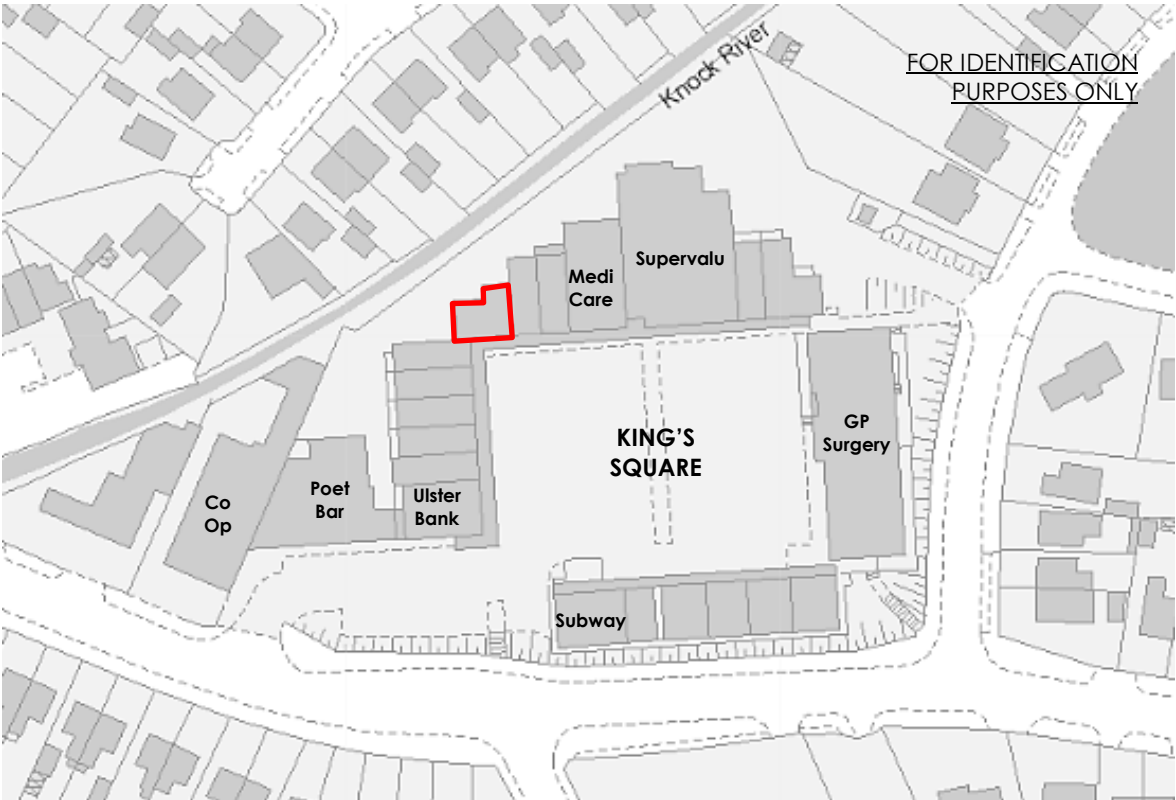
The subject unit comprises a ground floor retail unit with large glazed frontage, first floor stores, staff areas and is fitted to include electric roller shutter, intruder alarm and part suspended ceiling with recessed lighting.

ACCOMMODATION

DESCRIPTION	AREA sq m	AREA sq ft
GROUND FLOOR (frontage 26.8 ft)		
Retail Area	c. 74 sq m	793 sq ft
Store	c. 11 sq m	119 sq ft
FIRST FLOOR		
Retail Area / Main Store	c. 55 sq m	590 sq ft
Office	c. 6 sq m	68 sq ft
Stores	c. 3 sq m	36 sq ft
TOTAL ACCOMMODATION	c. 149 sq m	c. 1,606 sq ft

LEASE DETAILS

RENTAL / RENT REVIEW:	£21,500 per annum
TERM:	Negotiable subject to periodic upward only rent reviews
REPAIRS / INSURANCE:	Full repairing and insuring lease
SERVICE CHARGE:	Payable in respect of landlord's costs in maintaining and repairing the common areas of the centre. Collected from tenants as expenses are incurred as opposed to a monthly payment. Previous year total was £2,860 (£1.78 p.s.f.).



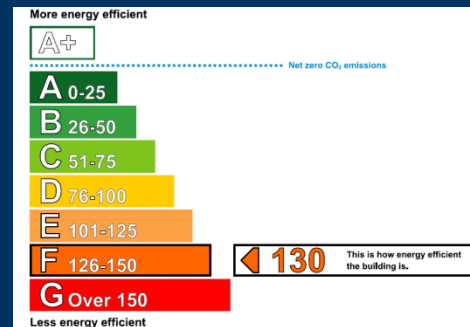


Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



EPC DETAILS

NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £20,500. The commercial rate in the pound for 2020 / 2021 is £0.538166.

NI Covid-19 Rates Support Package: The unit will not be subject to commercial rates until 1 April 2021, as per the measures announced by the NI Executive.

VAT

VAT is not chargeable on the rent.



OKT
O'CONNOR KENNEDY TURTLE

O'Connor Kennedy Turtle
22 Adelaide Street
Belfast BT2 8GD
T +44 (0)28 9024 8181
E belfast@okt.co.uk

CONTACT:

IAIN MCCABE | ian.mccabe@okt.co.uk

Our Ref: IMCC/JP/8883

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at 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 their accuracy is not guaranteed and any intending purchaser or tenant 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.