



TO LET  
OKT  
9024 8181  
All Enquiries  
OKT  
O'CONNOR KENNEDY TURTLE

HUGH O'KANE & CO.  
INDEPENDENT FAMILY FUNERAL DIRECTORS & ME  
24HR SERVICE  
EST.1865

**TO LET** Ground Floor Retail Unit of c. 570 sq ft  
**44E Glen Road, Belfast BT11 8BG**



# LOCATION

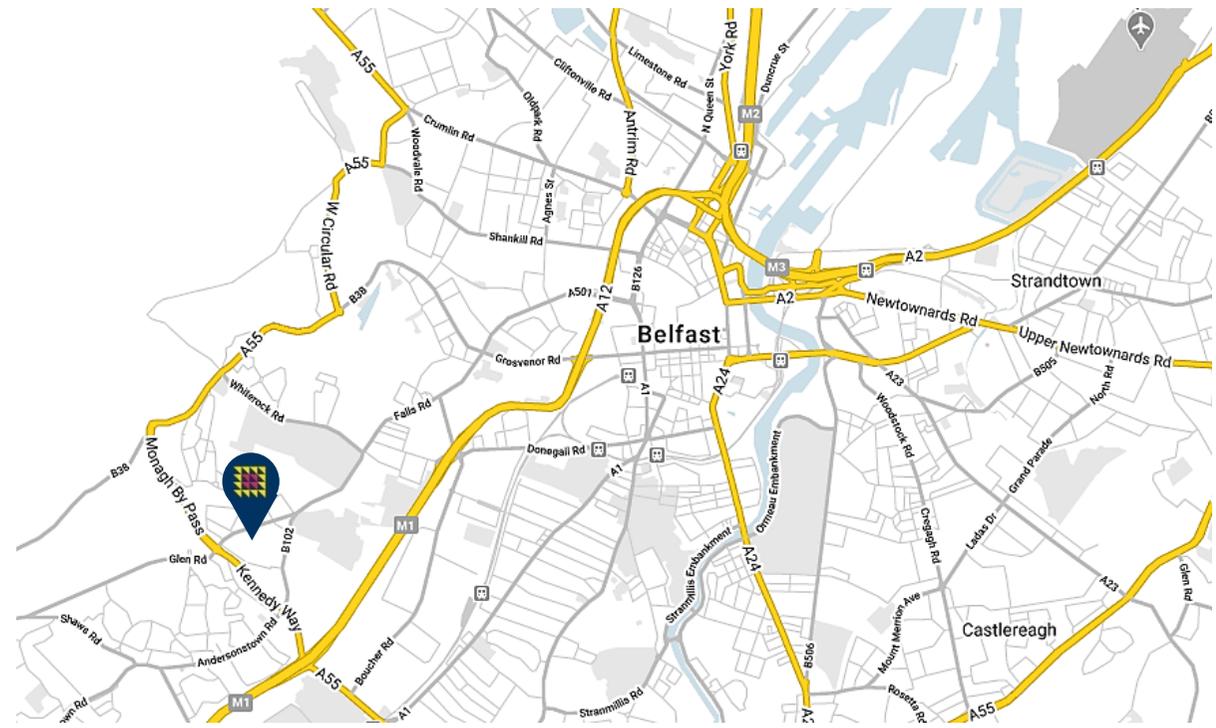
The subject property is located on the Glen Road, adjoining the Falls Road and Monagh Bypass, on the western periphery of Belfast City. The property is prominently situated within a neighbourhood retail parade and benefits from high levels of passing vehicular and pedestrian traffic.

The immediate vicinity is a densely populated residential area and offers a wide range of local services and facilities including the Westwood and Kennedy Shopping Centres.

# DESCRIPTION

The subject is fitted to include glazed shop front with electric roller shutter, painted and plastered walls and spot lighting.

The property is suitable for a wide variety of uses subject to any necessary planning / statutory consents.



# ACCOMMODATION

## DESCRIPTION

Frontage (c. 14 ft)

Retail Area c. 46 sq m 500 sq ft

Kitchen c. 7 sq m 70 sq ft

WC - -

# LEASE DETAILS

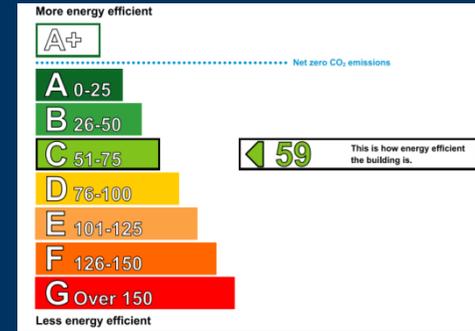
TERM: Negotiable

RENTAL: £12,000 per annum

REPAIRS / INSURANCE: Effective full repairing and insuring lease

SERVICE CHARGE: To be confirmed





# EPC DETAILS

## NAV

We are advised by the Land and Property Services that the current NAV for the subject is £7,600. 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

All prices, outgoings etc are exclusive of, but may be subject to VAT.

## FURTHER DETAILS



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