



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

HUGH O'KANE & CO
INDEPENDENT FAMILY FUNERAL DIRECTORS & ME
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OKT
O'CONNOR KENNEDY TURTLE

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.

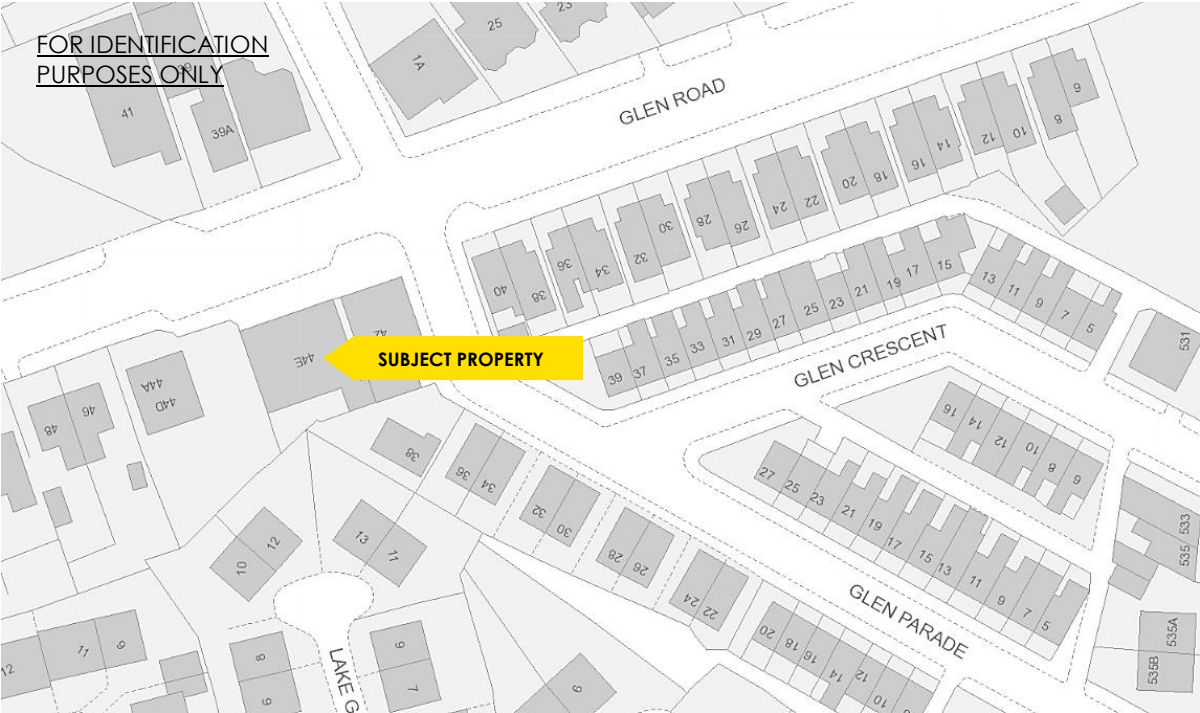
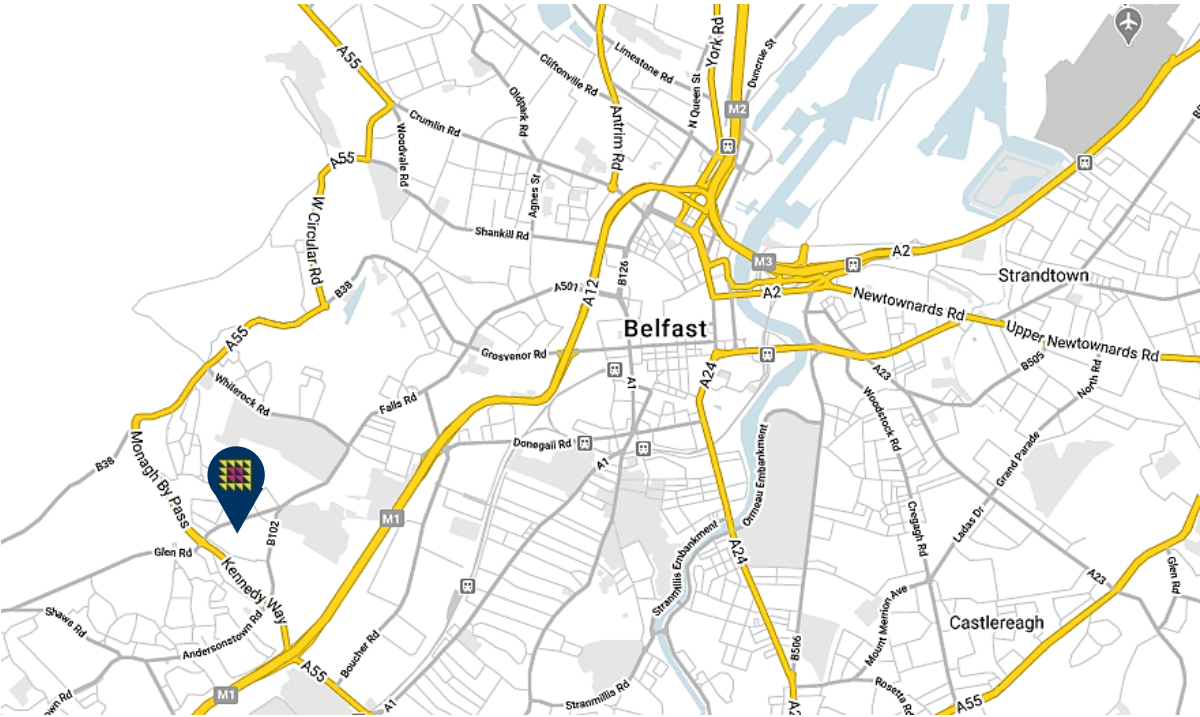
The property is suitable for a wide variety of uses subject to any necessary planning / statutory consents.

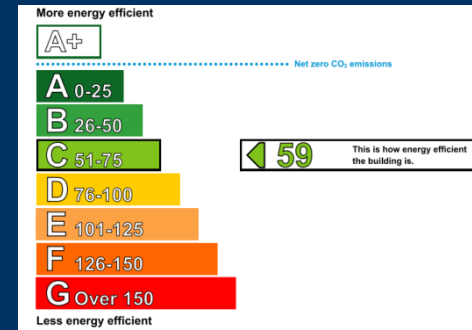
ACCOMMODATION

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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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.



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Our Ref: IMcC/JP/7721