

# To Let

Prime Retail Unit



## Dairy Farm Shopping Centre

Retail Unit

639 sq ft

Stewartstown Road, Belfast, BT17 0AW



# Retail Unit - To Let

## Unit I, Dairy Farm Shopping Centre

## Studio Specification

Unit	Size (sq ft)	Rent	EPC
Unit I, Dairy Farm Shopping Centre	639	£890 per month	D77

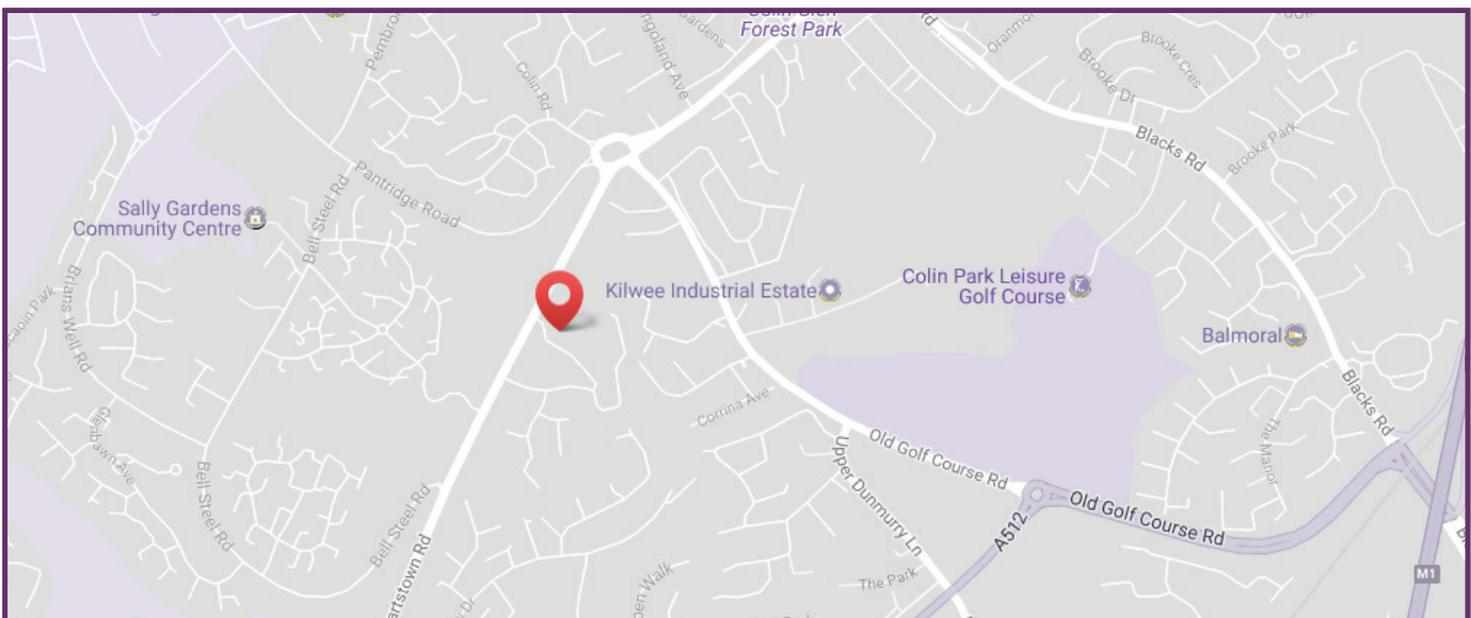
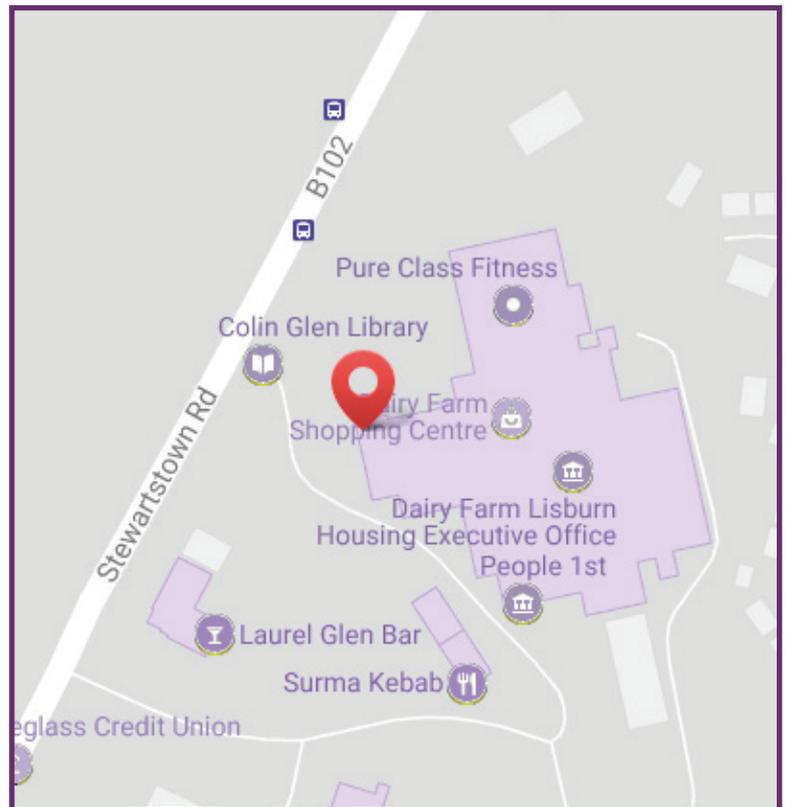
## Location

Dairy Farm Shopping Centre is based in the rapidly developing, Colin area of Belfast with a growing population of over 33,000.

The centre provides a mix of retail and office space in addition to a range of entertainment, educational and community services. Including Supervalu, Pure Class Fitness, Roar and Explore soft play and Colin Glen Library.

Dairy Farm Shopping Centre is ideally placed on the busy Stewartstown Road with the M1 Motorway within 1 mile for access to Belfast City Centre or Lisburn.

This is an excellent opportunity for ambitious companies to acquire prime retail accommodation in a rapidly growing region of Belfast



### Key Benefits

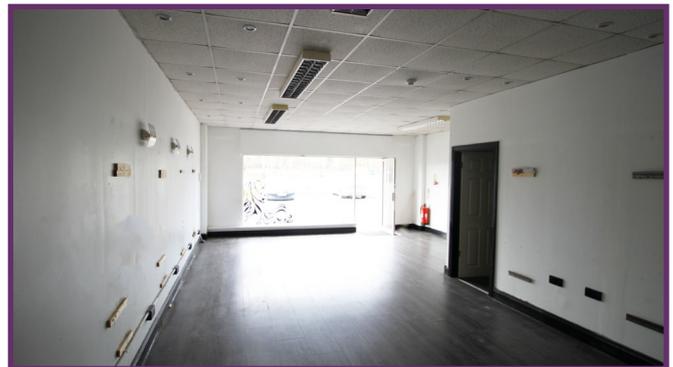
- Prominent location - facing main road
- Optimal signage space for prominent brand placement
- Own door access - flexible opening hours
- Ample customer parking
- Suitable for a variety of uses, subject to necessary planning consents being attained



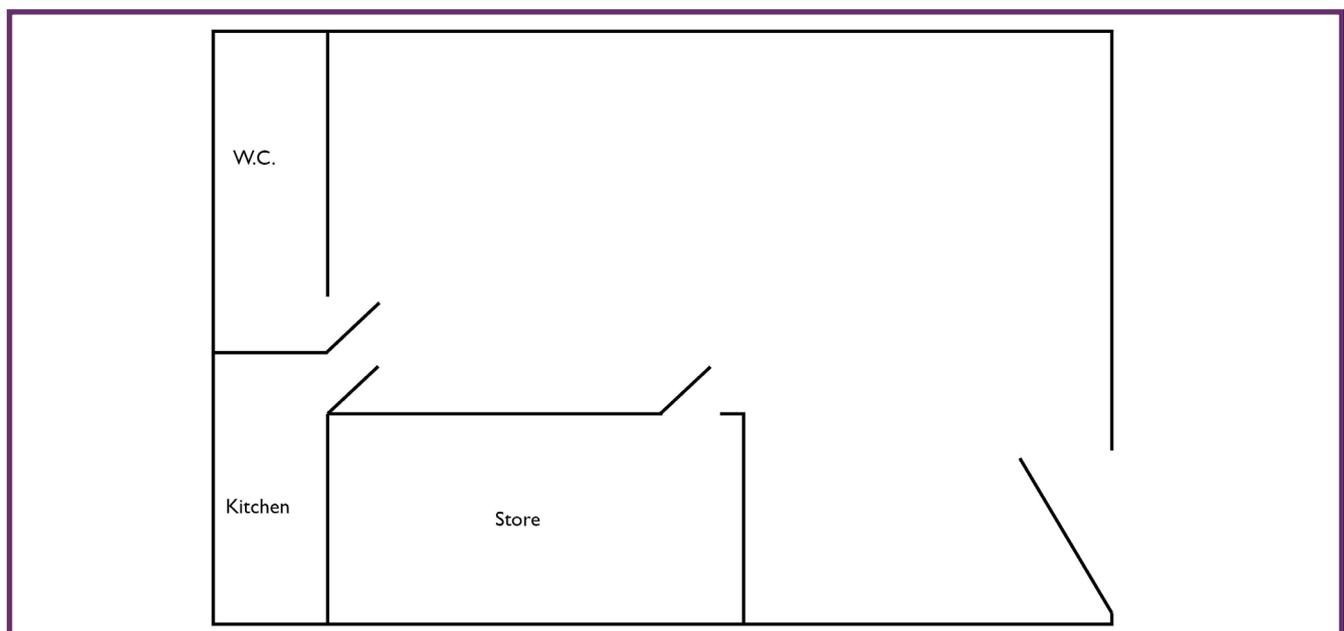
### Description

Dairy Farm Shopping Centre is the key shopping hub in the Colin area of Belfast. Containing a range of shops and services plus a strong portfolio of annual events. Unit 1 features include:

- Own door access
- Full frontage glazed window
- Suspended ceiling
- Recessed fluorescent lighting
- Self contained W.C. and kitchen facilities
- Free secure parking
- On site security and maintenance



### Floor Plan



# Retail Unit - To Let

## Unit 1, Dairy Farm Shopping Centre

## Information and Contact

### Rateable Value

We are advised by Land & Property Services that the rates payable on this property are £5,500

### Service Charge

A service charge will be levied to cover external repairs and maintenance of common areas etc.

This is estimated at £1,315 per annum.

### VAT

All prices and charges quoted are exclusive of VAT, which may be payable.

## Ortus Property Services

Filor Building  
Twin Spires Complex  
155 Northumberland Street  
Belfast, BT13 2JF

T: 028 9031 1002

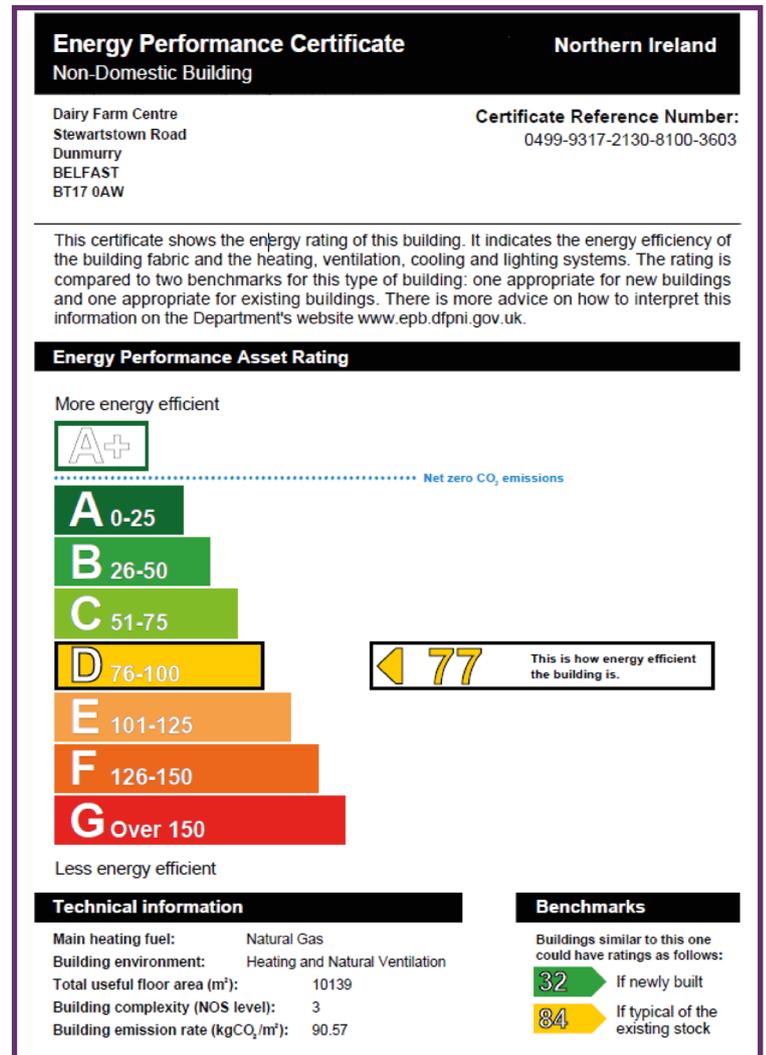
E: [info@ortusproperty.com](mailto:info@ortusproperty.com)

[www.ortusproperty.com](http://www.ortusproperty.com)

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### EPC Rating

The EPC rating is D77 rated under EPC Regulations. A copy of the EPC is printed below and available upon request.



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