

# TO LET

Excellent Retail / Office Premises c.1,080 sq.ft. (100.3 sq.m.)  
243 Shankill Road, Belfast BT13 1FR



## LOCATION

The subject property is located on the Shankill Road, close to its junction with Snugville Street. The Shankill Road is one of Belfast's main arterial routes, approximately one mile from the City Centre. Neighbouring occupiers include Tropical Tan, Shalimar Kebab and The Dirty Grilla.

## DESCRIPTION

This is a highly visible unit arranged as ground floor retail sales with storage, plus first floor office and kitchen. It is finished to include suspended ceilings with recessed and diffused fluorescent strip lighting, carpeted floor, wallpapered walls and electric heating.

## ACCOMMODATION

Ground Floor	Retail	c.541 sq.ft.	(50.3 sq.m.)
	Rear store	c.197 sq.ft.	(18.3 sq.m.)
First Floor	Office	c.287 sq.ft.	(26.6 sq.m.)
	Kitchen	c.55 sq.ft.	(5.1 sq.m.)

plus W.C.

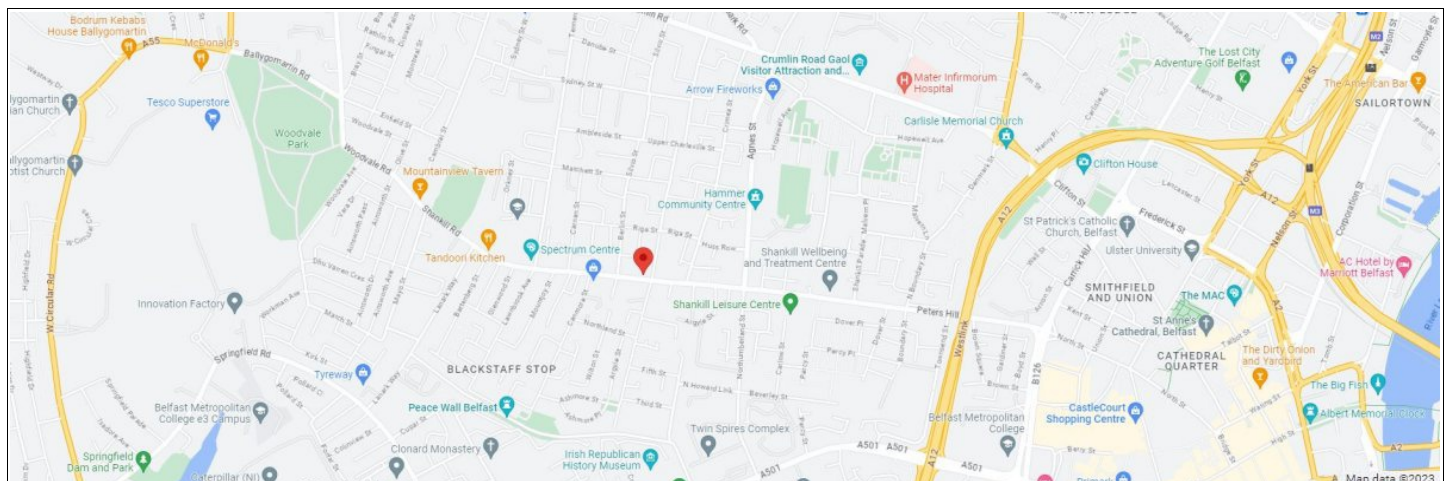
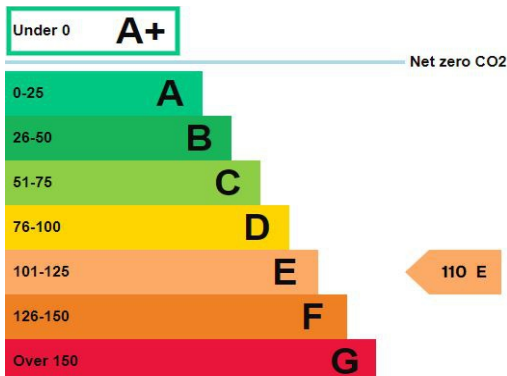
**Total Accommodation** c.1,080 sq.ft. (100.3 sq.m.)



Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: [gareth@trcommercial.co.uk](mailto:gareth@trcommercial.co.uk)

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RENT	<b>£7,500 per annum excl.</b>	
LEASE	Minimum 2 years	
REPAIRS/INSURANCE	Full Repairing and Insuring basis	
VAT	VAT is chargeable on the rent and outgoings	
RATES	NAV	£7,400
	Rates payable 2025/26 (with SBRR)	£3,710
EPC	E-110	
VIEWING	By appointment with Sole Agent 028 9131 3830	



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