

TO LET

Ground Floor Retail/Showroom Unit c. 1,039 sq.ft. (96.5 sq.m.)
142 Shankill Road, Belfast BT13 2BD



LOCATION

The subject property is located on the Shankill Road, close to its junction with Agnes Street and Northumberland Street. The Shankill Road is one of Belfast's main arterial routes, approximately one mile from the City Centre. Neighbouring occupiers include Wolfarmaments Airsoft, Iceland, Gordons Chemist and Ulster Bank.

DESCRIPTION

The subject property comprises ground floor retail/showroom unit, with kitchen plus disabled access WC. It is finished to a good standard to include plastered and painted walls, solid floor overlaid with vinyl, suspended ceiling with recessed and diffused lighting, aluminium double glazed shop front plus electric roller shutters. The unit comes with the benefit of one secure car park space to the rear. There is excellent frontage onto Shankill Road and a large free surface car park to the rear.

ACCOMMODATION

Ground Floor 1,039 sq.ft. (96.5 sq.m.)
plus one dedicated car park space.

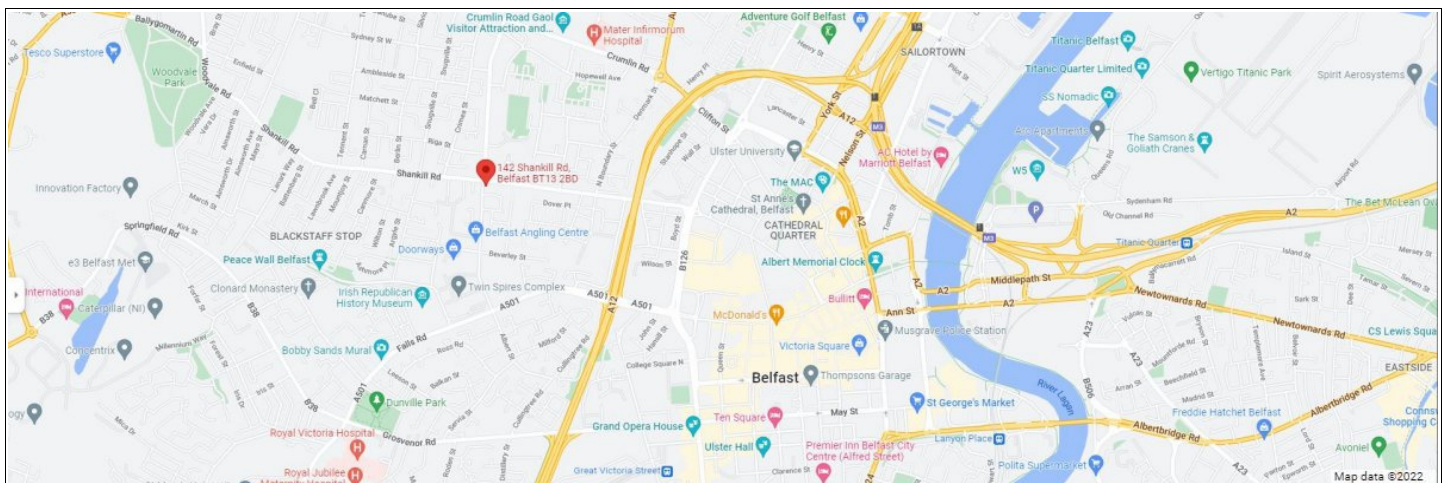
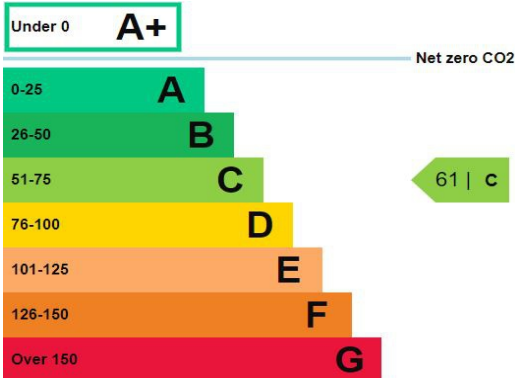
RENT £11,000 per annum excl.

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

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LEASE DETAILS

TERM	Minimum 3 years	
REPAIRS/INSURANCE	Full Internal Repairing and Insuring Basis plus Shop Front	
VAT	Prices quoted are exclusive of VAT, which is chargeable on the rent	
RATES	NAV	£6,300
	Rates payable 2024/25 (with SBRR)	£3,021
EPC	C-61	
VIEWING	By appointment with Sole Agent 028 9131 3830	
ANTI-MONEY LAUNDERING	In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.	



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