

RENT REDUCED

**TEMPLETON
ROBINSON**
COMMERCIAL

CHARTERED VALUATION SURVEYORS

TO LET

**Double Fronted Retail Unit c.731 sq.ft. (68 sq.m.)
2 Cregagh Road, Belfast BT6 9EP**



This is an iconic single-storey shop unit in the heart of the busy retail area of Cregagh / Woodstock Roads.

The Paragon Stores have traded from this unit 'forever'. It is now available due to owner's imminent retirement.

The property is double fronted and offer good open retail space with good storage to rear.

It also has a generous forecourt to front and a spacious rear yard with access from side entrance.

ACCOMMODATION

Ground Floor	Shop	c.517 sq.ft.	(48 sq.m.)
	Store	c.214 sq.ft.	(20 sq.m.)

TOTAL ACCOMMODATION		c.731 sq.ft.	(68 sq.m.)
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Outside	Forecourt; Enclosed rear yard
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RENT £6,000 per annum excl.

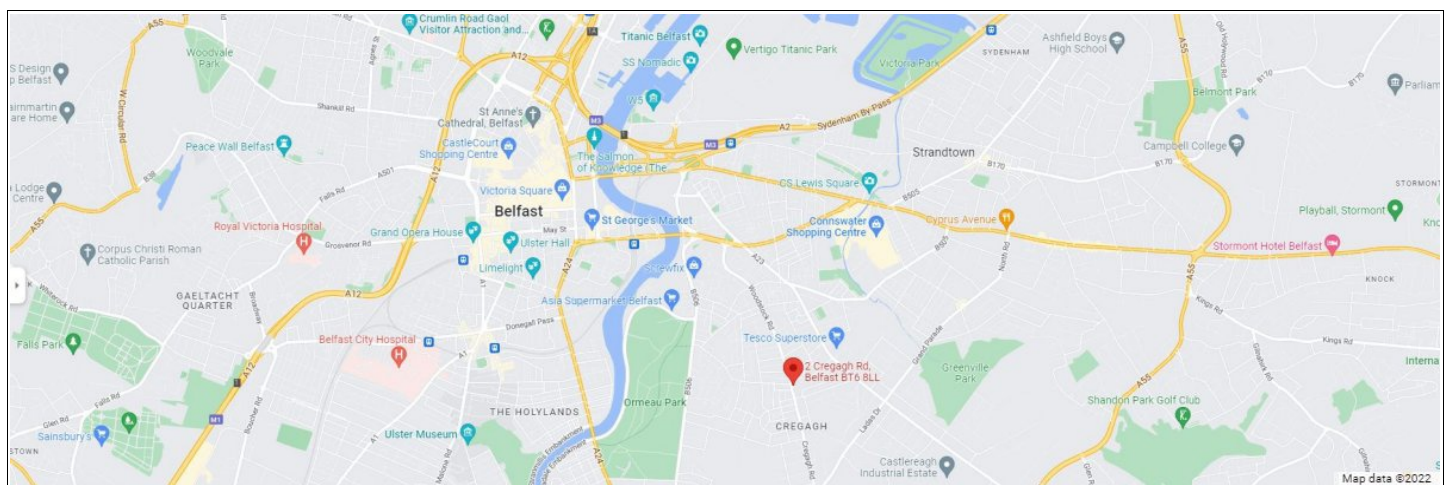
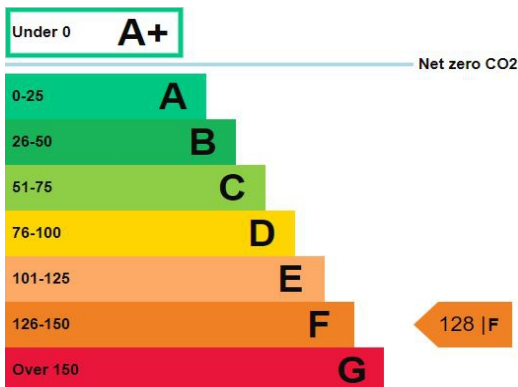


Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

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VAT	We are advised that this property is not registered for VAT	
LEASE	By negotiation, subject to a minimum of 3 years	
REPAIR	Tenant responsible for internal repair and shopfront; external maintenance and decoration. Landlord responsible for external renewals if required.	
RATES	NAV	£10,100
	Rates payable 2023/24 (with SBRR)	£4,623.54
EPC	F-128	
VIEWING	By appointment with Sole Agent 028 9131 3830	



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