



## To Let Ground Floor Commercial Unit

Unit 1, 1-5 Meeting Street, Moira, BT67 0NR

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**FRAZER  
KIDD**

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## Summary

- Prominent commercial premises in the busy village of Moira.
- Spacious retail shop finished to a good standard extending to c. 813 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

## Location

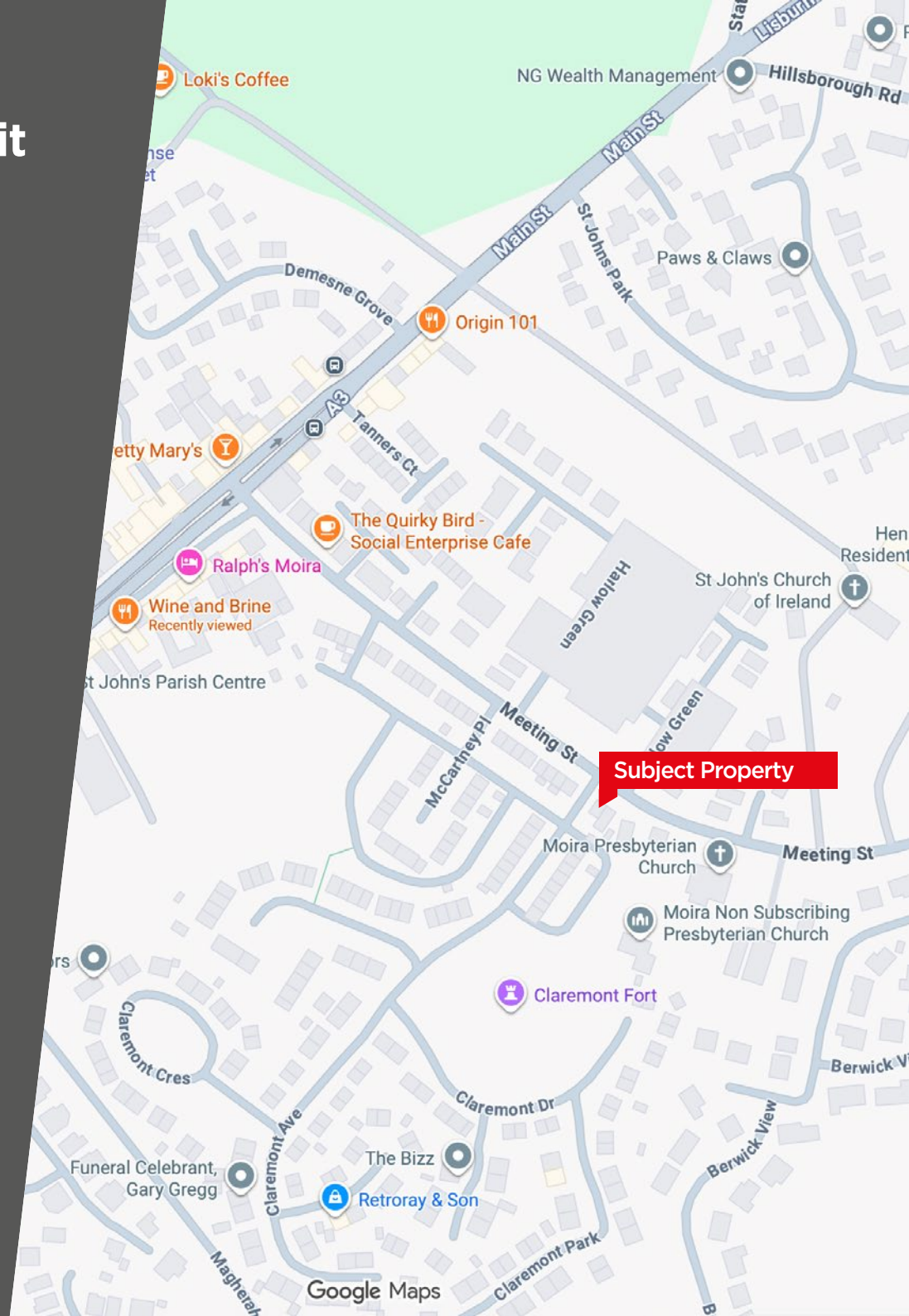
Moira is a popular commuter town situated c. 18 miles south of Belfast and c. 10 miles from Lisburn with a resident population of c. 4,500 persons. The town benefits from excellent transport links being located c. 1 miles from the Junction 9 roundabout interchange, providing ease of access to the M1 Motorway and A26 / Airport Road and is a key station on the Belfast to Dublin train route.

Moira is a popular destination, drawing custom from the neighbouring villages of Magheraberry, Aghalee, Magherlin, and Dollingstown as well as the wider catchment area.

## Description

The retail unit comprise of open plan retail space.

The accommodation is currently fitted to a good standard throughout and is 'ready to go'.



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## Lease

Length of lease by negotiation.

## Rates

NAV: £12,100

Non-Domestic Rate in £ (26-27): 0.5865

Rates Payable: £7,097 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## Rent

Inviting offers in the region of £11,500 per annum.

## Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance, repair and decoration of the building and grounds of which the subject premises form's part and agent management fees.

## VAT

All figures quoted are exclusive of VAT, which may be is payable.

## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





# FRAZER KIDD

For further information please contact:

**Brian Kidd**

07885 739063

[bkidd@frazerkidd.co.uk](mailto:bkidd@frazerkidd.co.uk)

**Beth Brady**

07775 924283

[bbrady@frazerkidd.co.uk](mailto:bbrady@frazerkidd.co.uk)

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

[mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)

[frazerkidd.co.uk](http://frazerkidd.co.uk)

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