



MCCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

www.mcconnellproperty.com

RETAIL



TO LET

Retail unit currently undergoing refurbishment
c. 590 sq.ft (c. 280 m²)

**38 Belmont Road
Belfast
BT4 2AN**



- Retail unit located in one of East Belfast's most popular retail locations
- Authorised use for retail / café



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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LOCATION

The retail unit is located on the Belmont Road, one of East Belfast's most popular retail locations with a high volume of both pedestrian and vehicular flow. Notable retailers within the area include Ferguson Flowers, Dundela Pharmacy, Tesco and Co-op Travel.

There are also an increasing number of coffee shops, delicatessans and restaurants to include Olivers, Baker Street and Slims Kitchen.

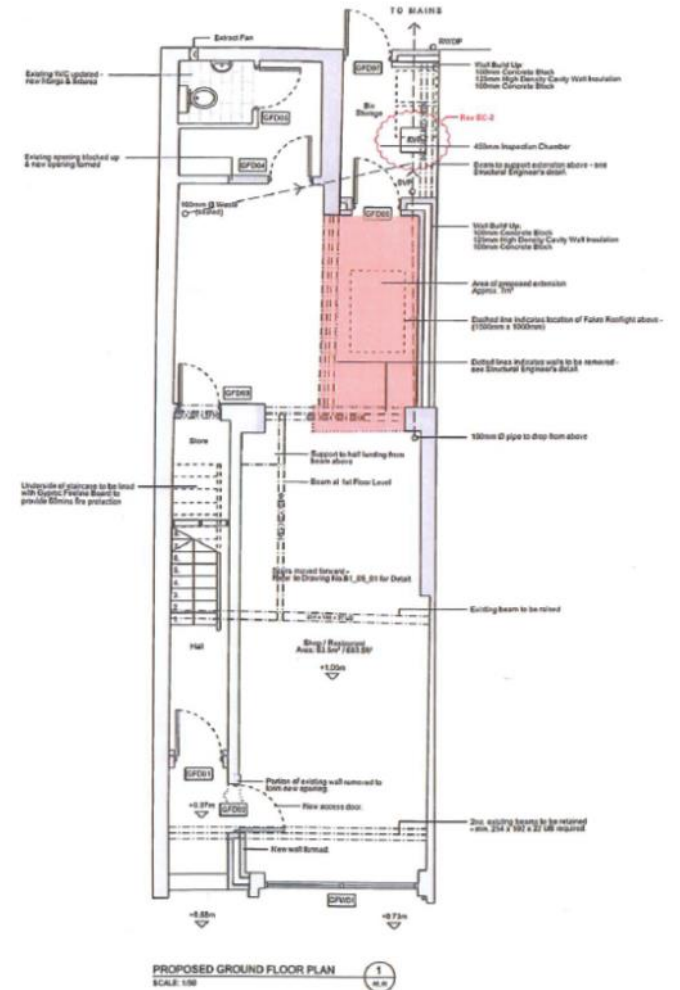
DESCRIPTION

The retail unit is currently undergoing refurbishment.

FRONT ELEVATION



GROUND FLOOR PLAN





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LEASE TERMS

Term: Effectively a New Full Repairing and Insuring Lease

Rent: £9,500 per annum

RATES

We are advised by Land and Property Services that the Net Annual Value of the premises is 4,900.

The present rate in the £ is 0.614135 (2019/2020)

It should be noted that this unit should qualify for Small Business Rates Relief with a 20% discount applicable to the annual rates bill.

EPC

Contact agent for details.

VAT

All prices quoted are exclusive of, but may be liable to VAT.

VIEWING

Strictly by appointment with McConnell Chartered Surveyors

Contact: Frazer Hood / Katie McConnell

Tel: 02890 205 900

Email: frazer.hood@mcconnellproperty.com

katie.mcconnell@mcconnellproperty.com

Website: www.mcconnellproperty.com



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