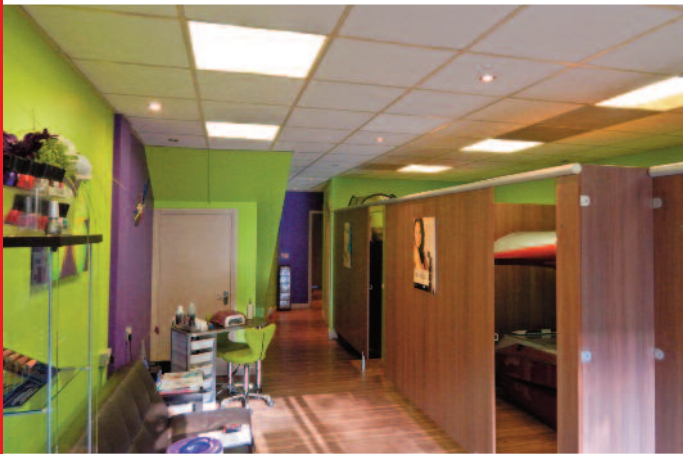


TO LET



Excellent neighbourhood retail/caf  opportunity c. 592 sq. ft

UNIT 1 LIBRARY COURT, BALLYHACKAMORE

- Prominent mixed use development in a well established commercial area of east Belfast
- Suitable for a wide variety of uses, subject to necessary statutory consents
- On site customer car parking
- Diverse mix of neighbouring occupiers including Horatio Todds, The Street, Graze and Il Pirata

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Location

The subject property is located approximately 3 miles to the east of Belfast City centre in the heart of the vibrant Ballyhackamore village. The immediate area has seen an influx of new enterprises in recent times and now contains a diverse mix of retailers, pubs, restaurants and medium to high density housing. The property fronts Eastleigh Drive and forms part of the prominent Library Court mixed use development. Occupiers within the vicinity include Horatio Todds, The Streat, Il Pirata and Marks & Spencer.

Description

The subject property comprises a self contained ground floor retail unit c. 592 sq. ft. The property is currently fitted out as a beauty parlour but would be suitable for a wide variety of commercial uses, subject to the necessary statutory consents. The space has been finished to a high standard throughout to include plastered and painted walls, suspended ceiling, recessed spot lighting and a glazed frontage. In addition, a dedicated customer car park with 25 spaces is located to the rear of the property.

Accommodation

Internally the space has been subdivided to provide an open plan sales/customer area, 2no. tanning booths, a treatment room, kitchen and a WC. Net Internal Area – 55.00 sq. m./592 sq. ft.

Lease Terms

Rent - £11,000 per annum excl. Term - Subject to negotiation. The space will be offered on effectively Full Repairing and Insuring terms via recovery of a service charge.

Service Charge

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance and upkeep of common areas. The current service charge estimate is in the region of £834 per annum plus VAT.

Energy Performance Certificate (EPC)

The property has an energy rating of C69. A full certificate can be made available upon request.

Rates

The payment of business rates will be the responsibility of the tenant. We have been advised by Land & Property Services of the following:-
Net Annual Value £9,950. Rates Payable 2014/15 rate year - £4,580.31.

VAT

All prices, charges and rents are quoted net of VAT, which may be chargeable.

