

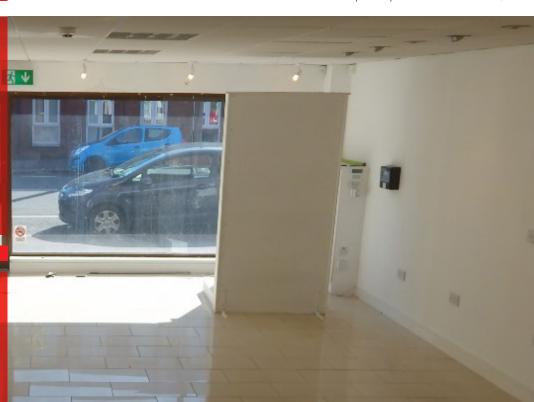
ACCOMMODATION

The retail development comprises of 5 no. two storey self-contained units finished to a high specification and available for immediate occupation.

The units are ideal for a number of retail and leisure uses including fashion boutiques, showrooms, beauticians, hairdressers, B1 office use and hot food/café users (subject to the necessary

	SQ FT SQ M	NAV RATES
Unit 2	1,420 132.00	£6,750 £3,669.88
Unit 3	1,420 132.00	£6,700 £3,841.90
Unit 5	1,420 132.00	£6,750 £3,870.57

Figures are exclusive of Small Business Rates Relief which is applicable to rating assessments of up to £15,000 NAV



LEASE DETAILS

Term Negotiable

Rent £10,000 p.a.x.

Rent Reviews Every 5th year on an upward only basis

Repairs Effectively full repairing and insuring by way of

service charge

VAT

Prices, outgoings and rentals are exclusive of but may be liable to Value Added Tax.

EPC

Unit 2 EPC* Rating of D88Unit 3 EPC* Rating of C52Unit 5 EPC* Rating of C69

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with joint agents:

Lisney

Contact: Lloyd Hannigan Tel: 028 9050 1501

Email: Ihannigan@lisney-belfast.com

TDK Commercial Property Consultants

Contact: Keith Lamont Tel: 028 9089 4064

Email: keith.lamont@tdkproperty.com



^{*}Energy Performance Certificates available on request.