

Lisney

TO LET:

High Profile Retail Unit c. 330 Sq Ft

UNIT 2, 72-78 ANDERSONSTOWN ROAD
BELFAST, BT11 9BL

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CONTACT

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BRIEF

- Prominent roadside location.
- Existing planning permission for hot food use.
- Immediate availability



WWW.LISNEY.COM

LOCATION

The subject property occupies a prominent location fronting Andersonstown Road. Andersonstown Road is a busy thoroughfare and acts as one of the primary arterial routes serving the west of the City,

benefitting from high volumes of passing pedestrian and vehicular trade. The immediate area is characterised by a mix of retail, licenced, professional office and high density residential uses

DESCRIPTION

The subject property comprises a high profile, self-contained retail unit fronting Andersonstown Road, forming part of a terrace of 5 no. single storey retail units . The property benefits from 'hot food' planning consent and would be suitable for a variety of retail or food uses, subject to the necessary statutory consents.

Internally the property has been fitted to provide solid tiled flooring, suspended ceilings and recessed fluorescent tube lighting. The shop frontage is glazed in its entirety and secured by an electric roller shutter. Communal customer car parking is provided to the front of the development.

AERIAL



The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

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INSURANCE

The tenant will reimburse the landlord with the cost of insuring the building.

The current insurance premium is estimated at £1,273 PA exclusive plus VAT.

REPAIRS

The tenant will be responsible for the internal and external repairs by way of service charge. The current service charge is estimated at £1,320pa exclusive.

EPC

Energy Performance Certificate

Northern Ireland

Unit 2
74 Andersonstown Road
BELFAST
BT11 9BL

Certificate Reference Number:
9359-3079-0051-0690-0571

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Net zero CO₂ emissions

134

This is how energy efficient the building is.

Less energy efficient

FLOOR AREA

Total Floor Area:

300 sq ft | 30.6 sq m

RENT

£12,500 per annum

RATES

NAV	£6,400
Rates Payable 15/16	£3,728

The above rates payable figure does not reflect 20% Small Business Rates Relief which will apply to the majority of incoming tenants.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to, VAT

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