

Lisney

.....
TO LET:
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High Profile Retail Units c. 700 sq. ft

**UNITS 2 & 3, ROSE TERRACE, 215-225 CASTLEREAGH ROAD,
BELFAST, BT5 5FH**

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CONTACT

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BRIEF

- Prominent roadside location adjacent to Tesco
 - High volumes of passing vehicular trade
 - Suitable for a variety of food or retail uses, subject to planning
 - Immediate availability
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LOCATION

The subject property occupies a prominent corner site at the junction of Castlereagh Road and Loopland Drive, approximately 2 miles south east of Belfast City centre and situated opposite the recently constructed Tesco food store.

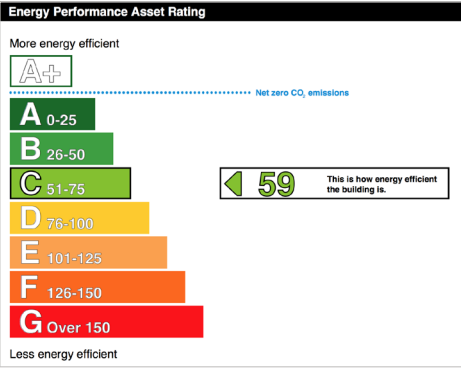
The property fronts Castlereagh Road, one of the primary arterial routes into the City centre and is located in close proximity to the A55, Outer Ring road, providing ease of access to the wider motorway network. The immediate area is characterised by a mix of commercial uses along with medium to high density housing

DESCRIPTION

The subject property occupies a prominent corner site at the junction of Castlereagh Road and Loopland Drive. The property comprises a modern development containing 5 no. single storey retail/hot food units, two of which are currently available.

Unit 2, was previously occupied as a sit in restaurant while Unit 3 was previously operated as a takeaway pizza outlet. Both units are self-contained with rear access for servicing and are immediately available.

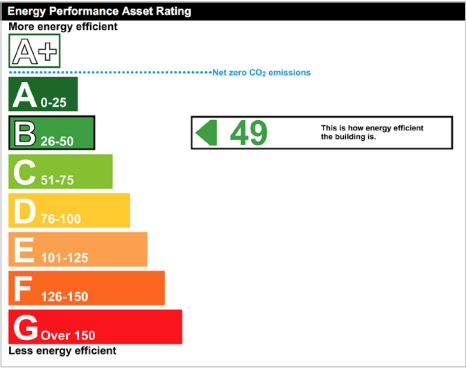
EPC UNIT 2 - C59



ACCOMMODATION

Area	Sq. M.	Sq. Ft.
Retail Unit 2	65.05	700
Retail Unit 3	65.05	700

EPC UNIT 3 - B49



RATES

Unit 2 NAV: £6,450
Unit 3 NAV: £6,450

Unit 2 Rates Payable 2015/16: £3,757.77
Unit 3 Rates Payable 2015/16: £3,757.77

The above figures do not reflect 20% Small Business Rates Relief which will apply to the majority of incoming tenants.

SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs, maintenance and upkeep of common areas. The current service charge estimate is £350 Per Annum Plus VAT

TERMS

Rent Per Unit: £11,000 per annum excl.
Term: Subject to negotiation.

The space will be offered on effectively Full Repairing and Insuring terms by way of Service Charge recovery

VAT

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

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