



To Let Prominent Retail Unit
60 Stranmillis Road, Belfast BT9 5AD


McKIBBIN
COMMERCIAL
028 90 500 100

SUMMARY

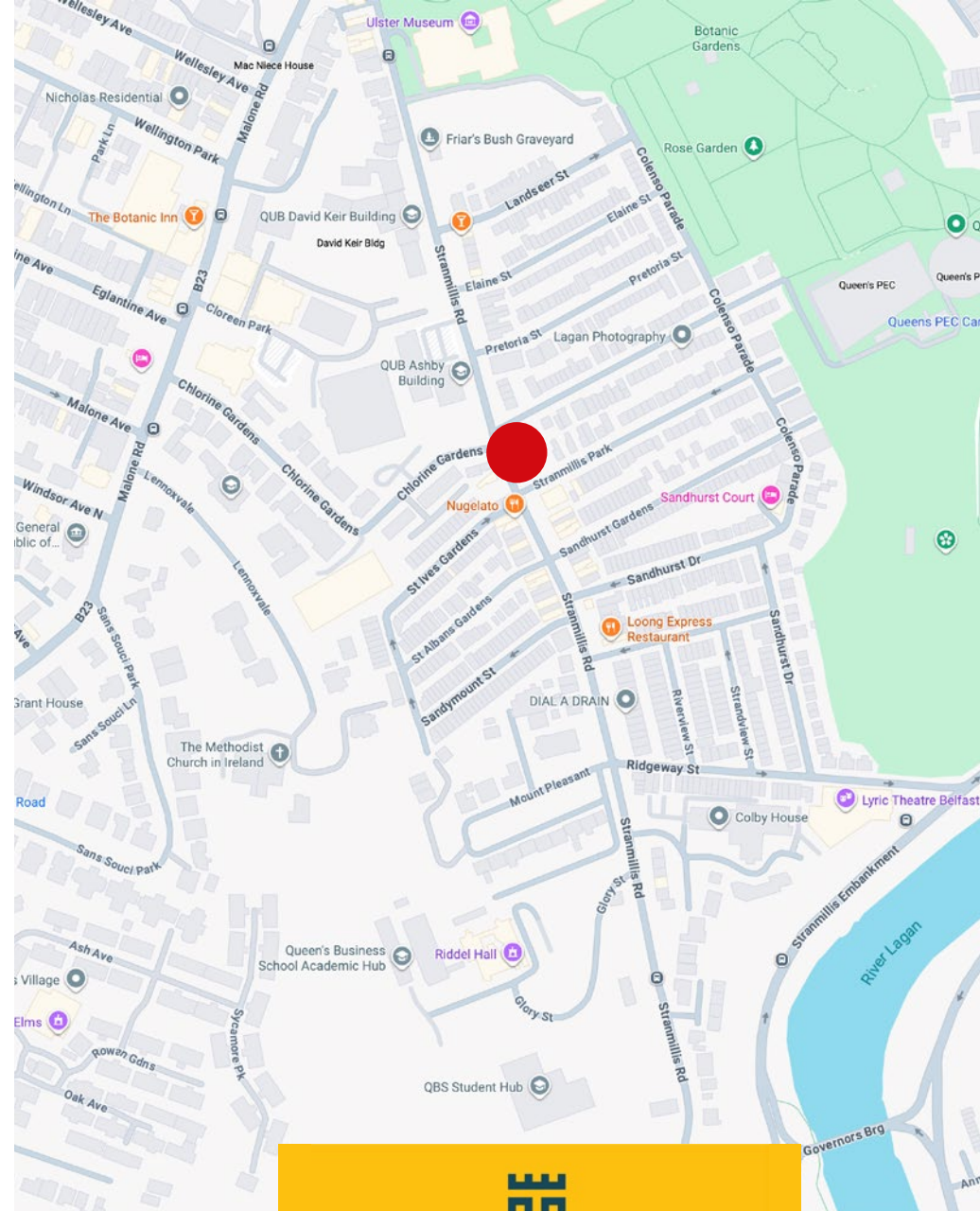
- Well-presented ground floor retail unit in the heart of Stranmillis
- Excellent frontage with roller shutter security
- High levels of passing pedestrian and vehicular traffic
- Suitable for a variety of retail, office, or service uses (subject to planning)
- Located within an established and vibrant South Belfast commercial setting

LOCATION

- The property occupies a prominent position on Stranmillis Road, one of South Belfast's most popular retail and café destinations, approximately 1.5 miles from Belfast City Centre.
- The area benefits from a strong mix of residential, student, and professional occupiers and enjoys consistent footfall throughout the day. Stranmillis Road is renowned for its vibrant café culture and established independent retailers.
- Nearby occupiers include McGoveran's Centra Stranmillis, Bob & Berts Stranmillis, Sinnamon Coffee, Stranmillis Pharmacy Plus, Gotto Sports Belfast - Running & Tennis Shop and Hendrix Restaurant.

DESCRIPTION

- Ground floor retail accommodation with glazed frontage and roller shutter
- Sales area fitted with tiled flooring, painted walls, and radiators
- Separate kitchen fitted with sink and hob
- Tiled kitchen walls
- Separate toilet facilities
- Suitable for a variety of retail or commercial uses



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ACCOMMODATION

Description	Sq M	Sq Ft
Sales Area	28.21	304
Kitchen	9.78	105
Toilet		
Net Internal Area	37.99	409

LEASE DETAILS

Term:	Negotiable.
Rent:	£12,000 per annum.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the building's insurance premium.
Service Charge:	A service charge may be levied to cover external maintenance and common area upkeep.

RATES INFORMATION

NAV: £8,350.00
Rate in £ (2026/27): 0.65029
Rates Payable (2026/27): £5,430.00
Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are quoted exclusive of VAT, which may be chargeable.



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

Ben Escott

be@mckibbin.co.uk

Conor Walker

cw@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

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