



To Let Shop Unit

7 Ladybrook Park, Belfast, BT11 9EL



McKIBBIN
COMMERCIAL

028 90 500 100

LOCATION

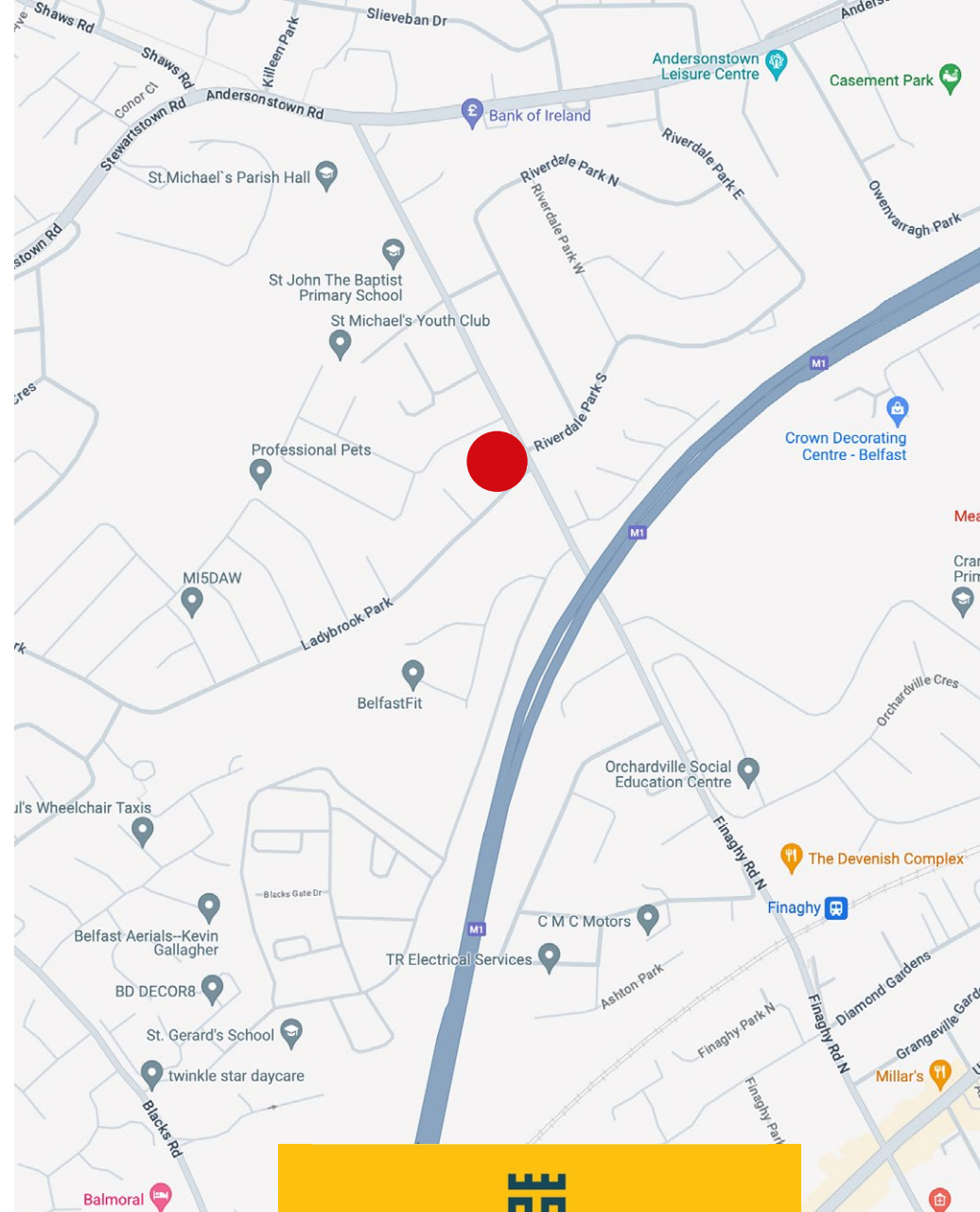
- The subject retail units are located in a busy neighbourhood retail parade at the junction of Finaghy Road North and Ladybrook Park in South West Belfast.
- The parade benefits from a high level of passing traffic and serves a wide residential population in the surrounding area.

DESCRIPTION

- Opportunity to acquire a retail unit within a successful neighbourhood parade of five units.
- 7 Ladybrook Park was previously in use as a bakery. Finishes include ceramic tiled floor, plastered and painted walls, suspended ceiling with fluorescent lighting, aluminium shop front and electrically operated roller shutter.
- Other occupiers in the parade include Fruit of the Vine Off-Licence, Coopers Pharmacy, David's Newsagents.
- Available immediately.



Not To Scale. For indicative purposes only.



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ACCOMMODATION

Description	Sq M	Sq Ft
Internal Frontage	4.23	14
Sales Area	41.20	443
Store	21.59	232
Total Net Internal Area	62.79	675

LEASE DETAILS

Term:	Negotiable, subject to a minimum of 3 years.
Rent:	On Application.
Repairs:	Tenant responsible for internal repairs.
Security Deposit/Guarantor:	The Tenant will be required to pay a security deposit of 3 months rent and provide a guarantor to the approval of the Landlord.
Service Charge:	Levied to cover a fair proportion of the cost of external repairs, building insurance premium and other reasonable outgoings of the Landlord.

RATES

We understand that the property has been assessed for rating purposes, as follows:

NAV: £7,250

Rate in £ 2025/26 = £0.626592

Rates Payable 2025/26 = £3,634.23

[inc 20% Small Business Rates Relief]

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

The property is registered for Value Added Tax and accordingly, VAT will be payable on the rental and other outgoings.



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Energy Performance Certificate

Non-Commercial Building

1 & 8 Bakery
Northampton
 NN1 6JG
 01603 872115

Certificate Reference Number:
 0160-0078-0000-0000-0004

This document shows the energy rating of this building. It contains the energy efficiency of the building and the heating, ventilation, cooling and lighting system. The rating is compared to the energy efficiency of other buildings of the same type. An assessment for how buildings are used is also included. This is used to compare the energy efficiency of the building to other buildings of the same type. The rating is used to compare the energy efficiency of the building to other buildings of the same type.

Overall Energy Efficiency Rating



Best energy efficiency

Worst energy efficiency

A 0-25
B 26-50
C 51-75
D 76-90
E 91-120
F 121-150
G Over 150

233 This is how energy efficient this building is

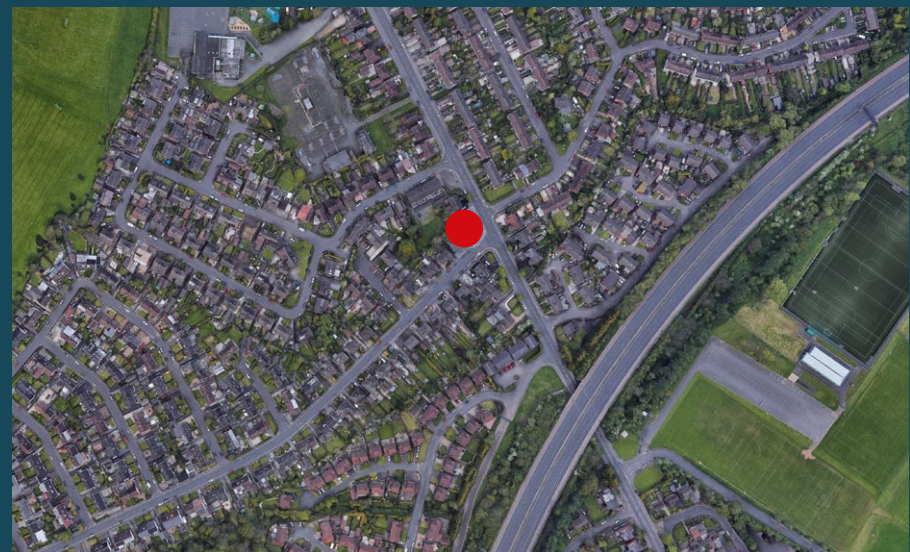
Low energy efficient

Building and Heating System

Building and Heating System	Energy Efficiency Rating
Building and Heating System	A
Building and Heating System	B
Building and Heating System	C
Building and Heating System	D
Building and Heating System	E
Building and Heating System	F
Building and Heating System	G

Building and Heating System

Building and Heating System	Energy Efficiency Rating
Building and Heating System	A
Building and Heating System	B
Building and Heating System	C
Building and Heating System	D
Building and Heating System	E
Building and Heating System	F
Building and Heating System	G



CONTACT
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