



**To Let Superb Shop Premises**  
66 Knockbreda Road, Belfast BT6 0JB



**McKIBBIN**  
COMMERCIAL

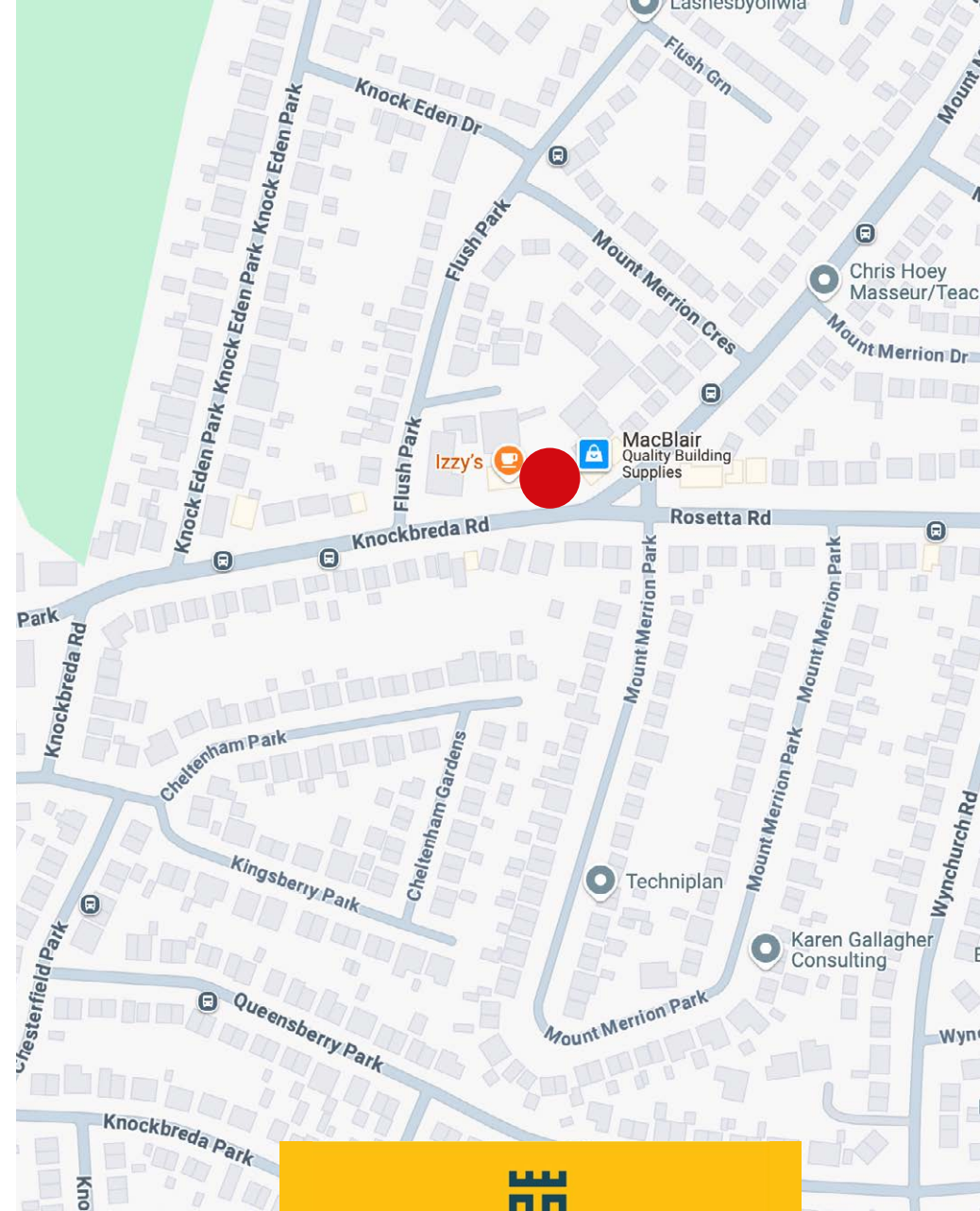
**028 90 500 100**

## DESCRIPTION & LOCATION

- The premises is prominently located on the busy Knockbreda Road, approximately three miles south-east of Belfast City Centre.
- The premises form part of a well-established retail parade, benefitting from strong visibility and consistent footfall. Nearby occupiers include The Sea Fry, Rosetta Travel, and MacBlair, contributing to the area's strong commercial presence.
- The property would be well-suited to a variety of retail or office uses, subject to any necessary planning permission.
- Lay-by car parking directly in front of the unit provides convenient access for both customers and staff.

## ACCOMMODATION

Description	Sq M	Sq Ft
Internal Frontage	5.2	17" 1'
Sales Area	37.62	405
Store	6.04	65
WC		
<b>Total Net Internal Area</b>	<b>43.66</b>	<b>470</b>



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## LEASE DETAILS

Term:	Minimum 5 years
Rent:	£12,000 per annum, exclusive.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord.
Service Charge:	Levied to cover a fair proportion of the cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord.

## RATES INFORMATION

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

NAV: £6,650.00

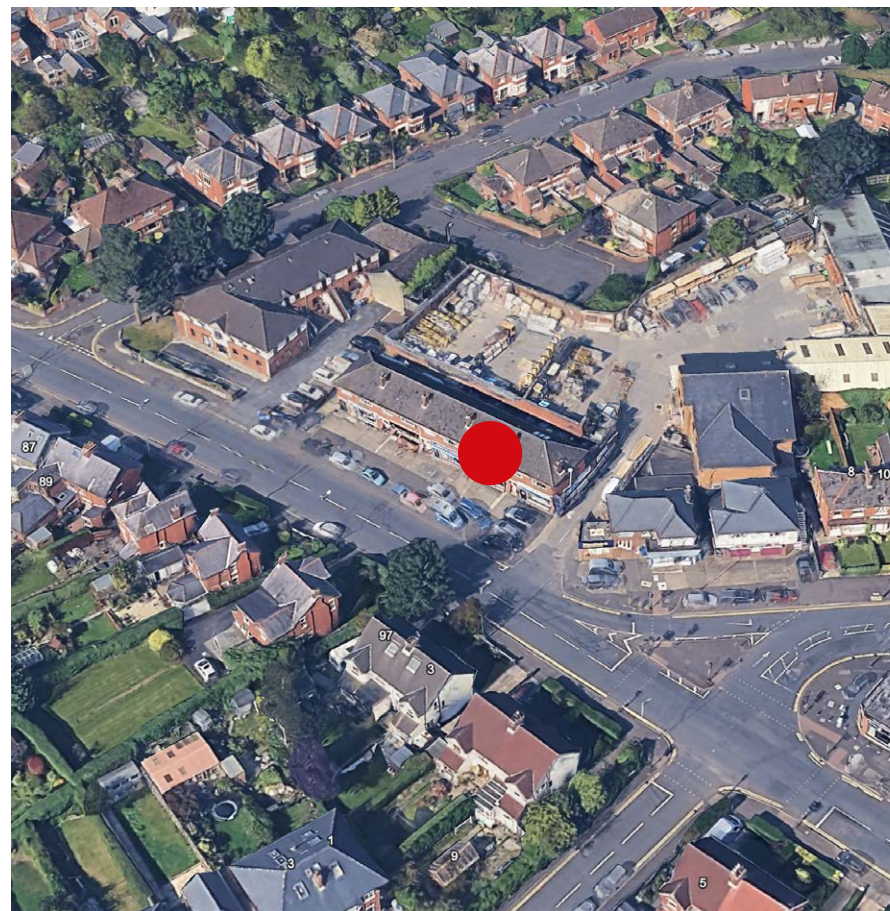
Rate in £ 2025/26 = 0.626592481

Therefore Rates Payable 2025/26 = £4,166.84

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

## VAT

All prices, outgoings and rentals are exclusive of, but will be liable to Value Added Tax.



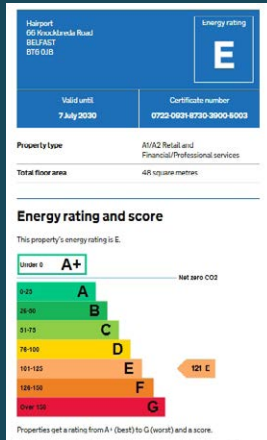
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## EPC



## CONTACT

For further information or to arrange a viewing contact:

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**Ben Escott**

bw@mckibbin.co.uk

**McKibbin Commercial Property Consultants**

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

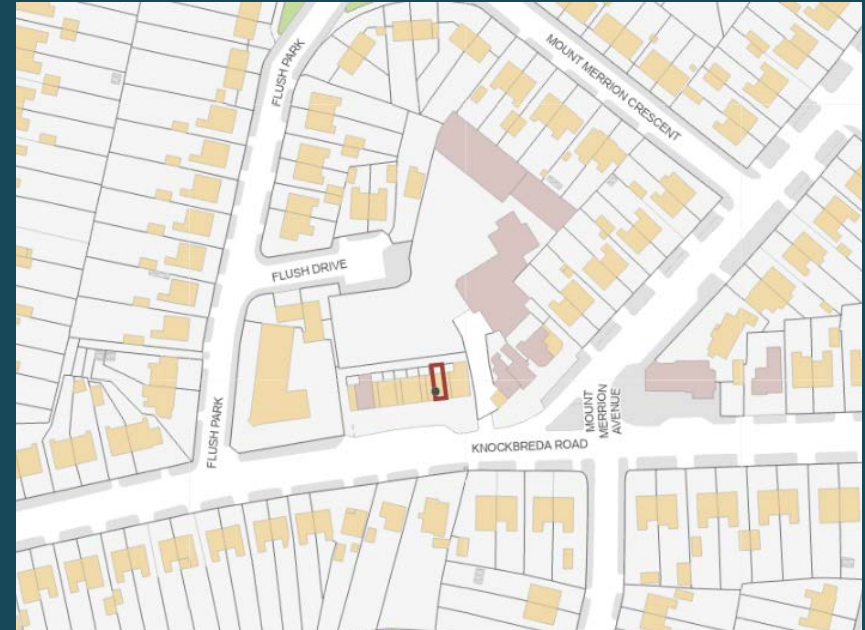
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**Customer Due Diligence** - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/> made Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



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