



To Let Superb Shop Premises
519 Crumlin Road, Belfast BT14 7GA


McKIBBIN
COMMERCIAL
028 90 500 100

SUMMARY

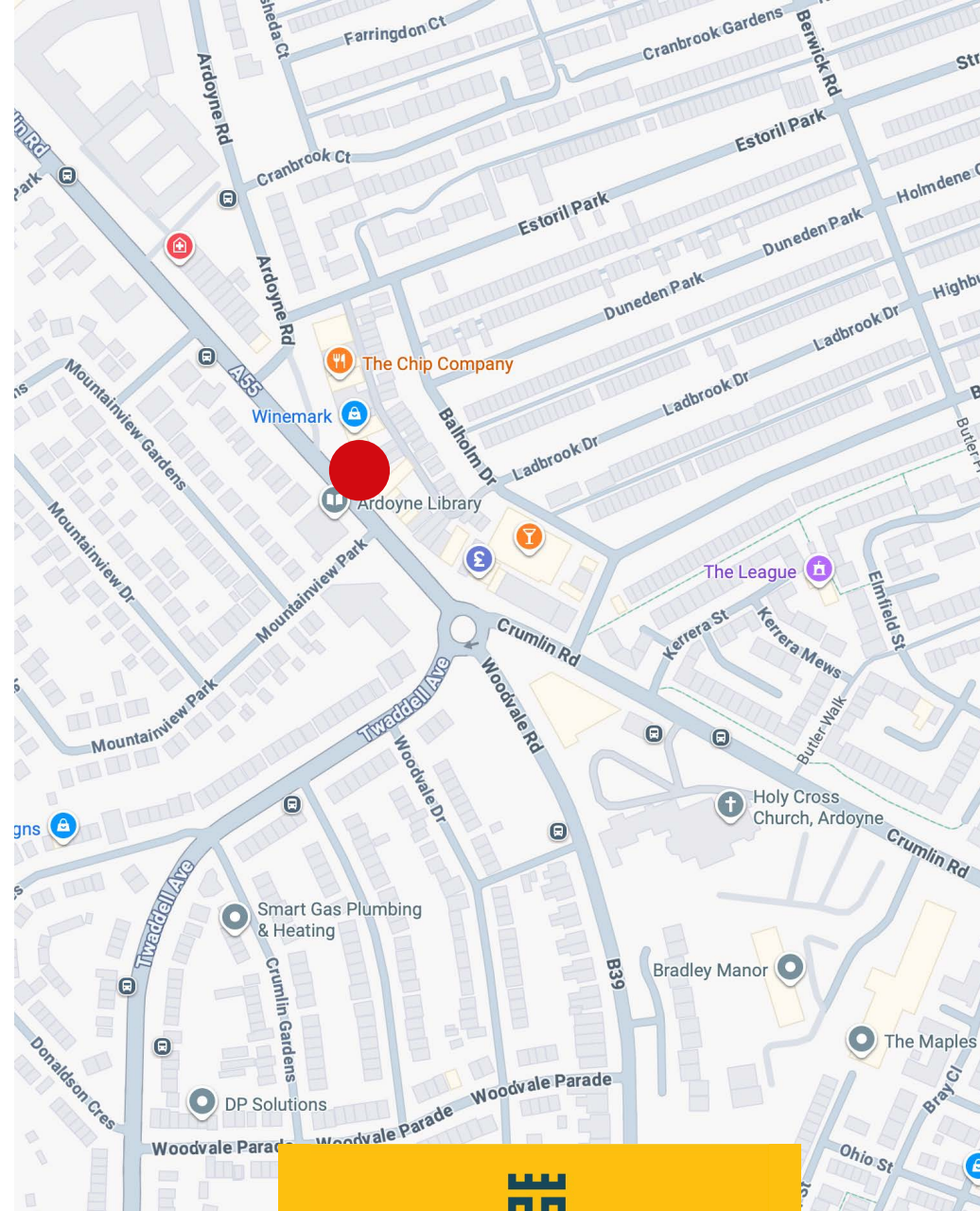
- Prominent retail unit in a fantastic commercial location.
- Surrounded by a large catchment of housing.
- Suitable for a wide variety of uses subject to planning.

LOCATION

- The subject occupies a prominent location at Ardoyne shops, close to the roundabout junction with Twaddell Avenue, Woodvale Road and Crumlin Road.
- The Crumlin Road is a busy thoroughfare with a high level of passing trade and a large residential population in the immediate vicinity. Occupiers in area include Sean Graham Bookmakers, Eurospar, Crystal Place Chinese Takeaway, Ardoyne Pharmacy, Apache Pizza and Winemark.
- There is nearby on-street parking and public transport available.

DESCRIPTION

- The building comprises an electric roller shutter with an aluminium framed shop front. Internally there are plastered and painted walls and ceilings with strip fluorescent lighting.
- The unit provides an open plan sales area together with a large storage area.
- Previously occupied by a flower shop, this unit would be suitable for a number of different uses subject to gaining the necessary planning consents.



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ACCOMMODATION

Description	Sq M	Sq Ft
Sales Area	37.41	403
Storage	57.42	618
WC		

LEASE DETAILS

Term:	5 Years
Rent:	£12,000 per annum
Repairs and Insurance:	Tenant responsible for all 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 to the Landlord.

RATES

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

NAV = £3,900.00

Rate In £2025/2026 = 0.6266

Therefore Rates Payable 2025/2026 = £2,443.71

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

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.



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EPC

Awaiting EPC

CONTACT

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