



## To Let Superb Shop Premises

Unit 3, 202 Andersonstown Road, Belfast BT11 9EB



**McKIBBIN**  
COMMERCIAL

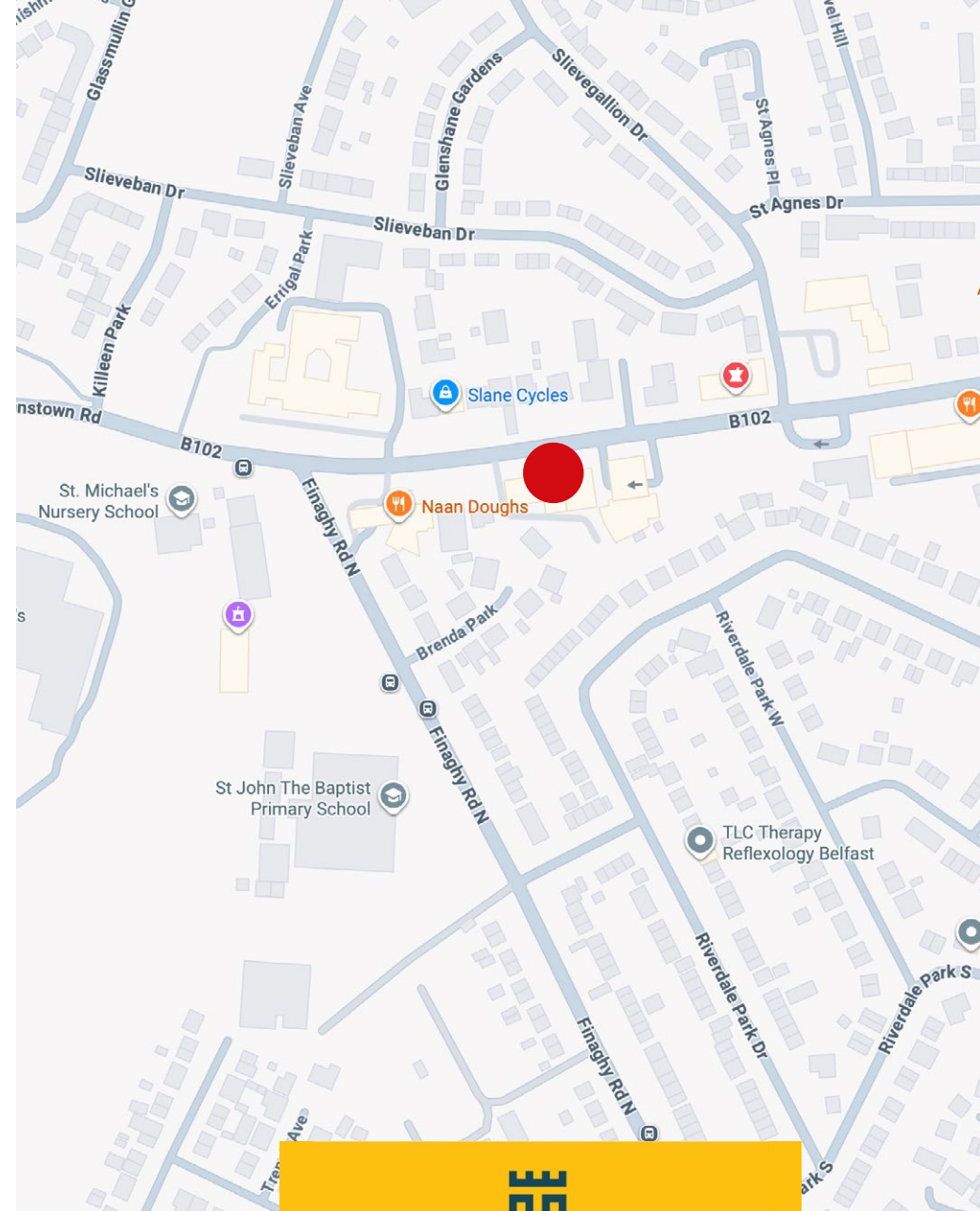
**028 90 500 100**

## LOCATION

- Unit 3, 202 Andersonstown Road is prominently situated on one of Belfast's key arterial routes, serving the south-west of the city.
- Benefits from excellent visibility and strong passing trade.
- Consistent footfall drawn from the surrounding residential and retail catchment.

## DESCRIPTION

- Forms part of a well-established commercial area.
- Well-suited to a variety of retail or office uses, subject to any necessary planning consents.
- Internally the property comprises a main sales area, private office, kitchen, and toilet facilities.
- Lay-by parking directly in front of the unit provides convenient customer access.
- Additional private parking available to the rear of the property.



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## ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor	65	700

## LEASE DETAILS

Term:	Negotiable
Rent:	£17,500 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

NAV: £9,900

Rate in £ 2023/24 = 0.6503

Therefore Rates Payable 2023/24 = £6,438

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

## VAT

The premises may be liable for Value Added Tax.



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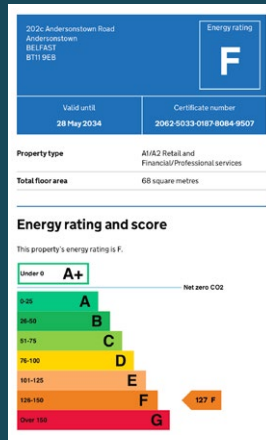
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## EPC



## CONTACT

For further information or to arrange a viewing contact:

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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/ukxi/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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