



McCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

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www.mcconnellproperty.com

RETAIL



To Let

EXCELLENT RETAIL UNIT
c. 1,608 sq ft

2 Rosetta Road
Belfast
BT6 0LT



- Prominent location on the busy Rosetta Road
- High volumes of passing vehicular traffic
- Suitable for a variety of uses subject to the necessary planning consents



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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LOCATION

The subject property fronts onto Rosetta Road, approximately 2.5 miles from Belfast City Centre. The subject is located in a well established parade of shops with neighbouring occupiers including The Man Shack, Eye Doctors and Ian's Home Bakery and Coffee Shop.

DESCRIPTION

Unit 1 **LET**

The unit is presently finished to include plastered / painted walls, suspended ceiling, recessed lighting and part wooden laminate flooring. The unit further benefits from electric roller shutters.

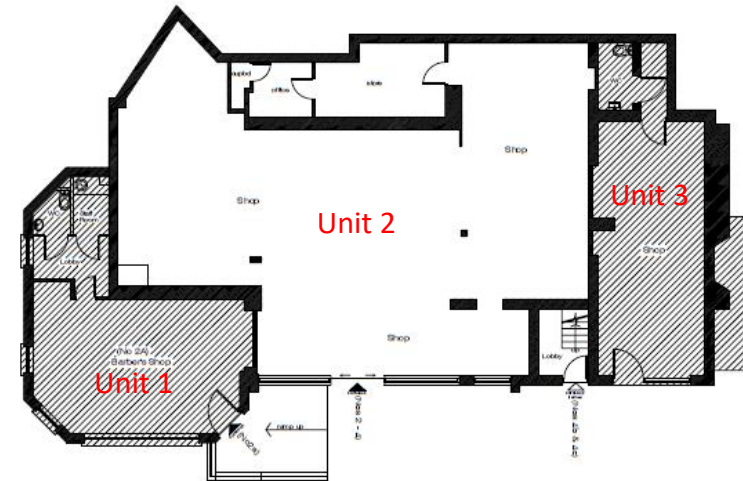
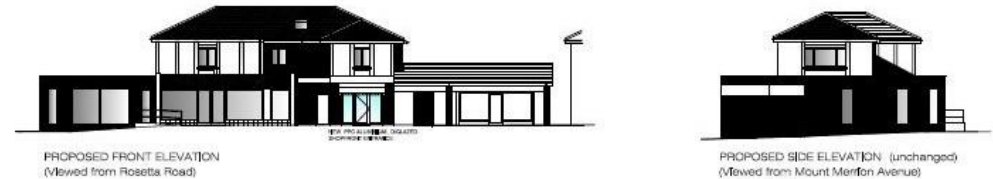
Unit 2 - c. 1,608 sq ft

The main retail area is primarily open plan in layout, with office and store area to the rear of the unit. The unit is finished to include suspended ceilings with recessed lighting, plastered / painted walls and a ceramic tiled floor.

The unit is fitted to include electric roller shutters, intruder alarm, air conditioning and a glazed shop front.

Unit 3 **LET**

This unit has been finished to include panel walling, suspended ceilings with recessed lighting and carpet floor covering.



EXISTING GROUND FLOOR PLAN

* Plans for indicative purposes only



LEASE DETAILS

Rent

Unit 2: £16,000 p.a excl.

Term

By negotiation.

Repairs

Full repairing and insuring terms.

Insurance

The incoming tenant will be responsible for reimbursing the landlord for the cost of insuring the building.

Rates

To be assessed.

VAT

The property is not presently elected for VAT therefore there will be no VAT charged upon the annual rent.

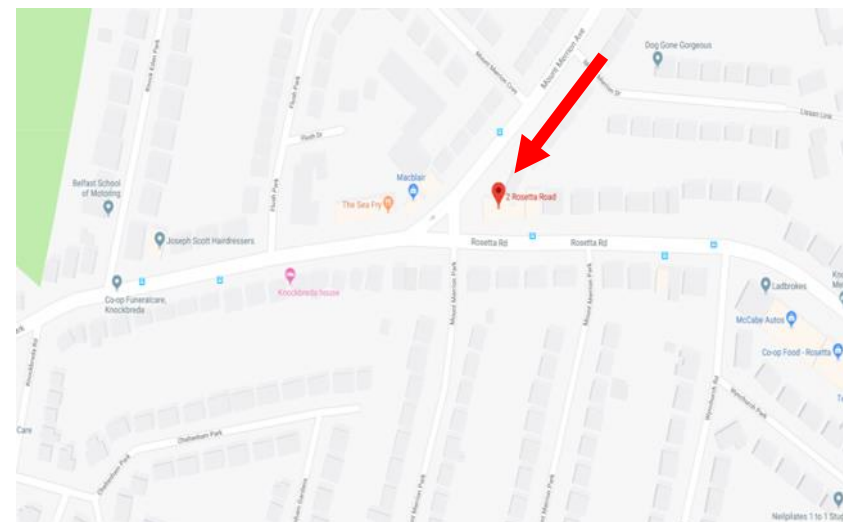
EPC

The property has an energy efficiency rating of C57

Full certificates can be made available on request.



LOCATION MAP



VIEWING

Strictly by appointment with McConnell Chartered Surveyors.

Contact: Philip Culbert or Rory Clark

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