



Instinctive
Excellence
in Property.

To Let

Retail Unit
c. 1,144 sq ft (106.3 sq m)

Unit 10 Kings Square
Kings Road
Castlereagh
Belfast
BT5 7EA

RETAIL



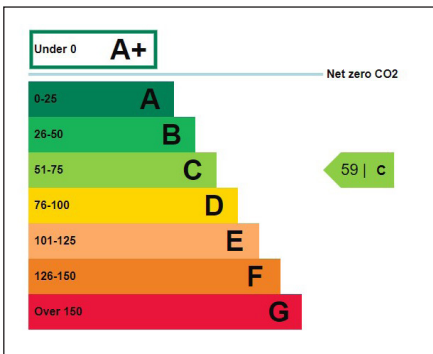
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EPC



Location

The subject unit is located in the King Square Shopping Centre, Kings Road, Belfast. This is a popular and convenient area well known for its quality of housing. The Kings Road carries traffic from the Dundonald, Castlereagh and Comber areas, it is one of the main arterial routes to the busy A55 Ring Road and Belfast city centre.

Within the shopping complex there are currently a number of high profile businesses including Ulster Bank, McCleans Bookmakers, Medicare Pharmacy, Supervalu and Jonathan Hall Opticians.

Description

The premises consist of a ground floor retail unit with first floor kitchen and storage. It is currently fitted out to a high standard as a hairdressing salon. Internally the unit is finished to include spot lighting and plaster/painted and papered walls. The unit benefits from an electric roller shutter to the front.

Car parking facilities are available on site.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	821	76.3
First Floor	323	30
Total	1,144	108

Rates

We have been advised by the Land and Property Services of the following for the property:

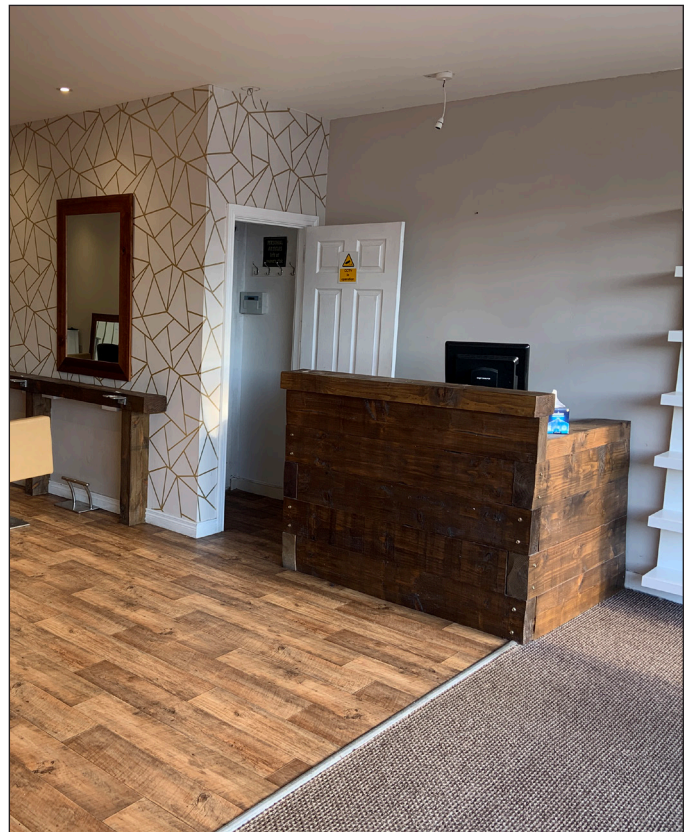
Net Annual Value:	£10,400.00
Rate in the £ for 2024/2025:	£0.599362
Estimated rates payable:	£6,233.36

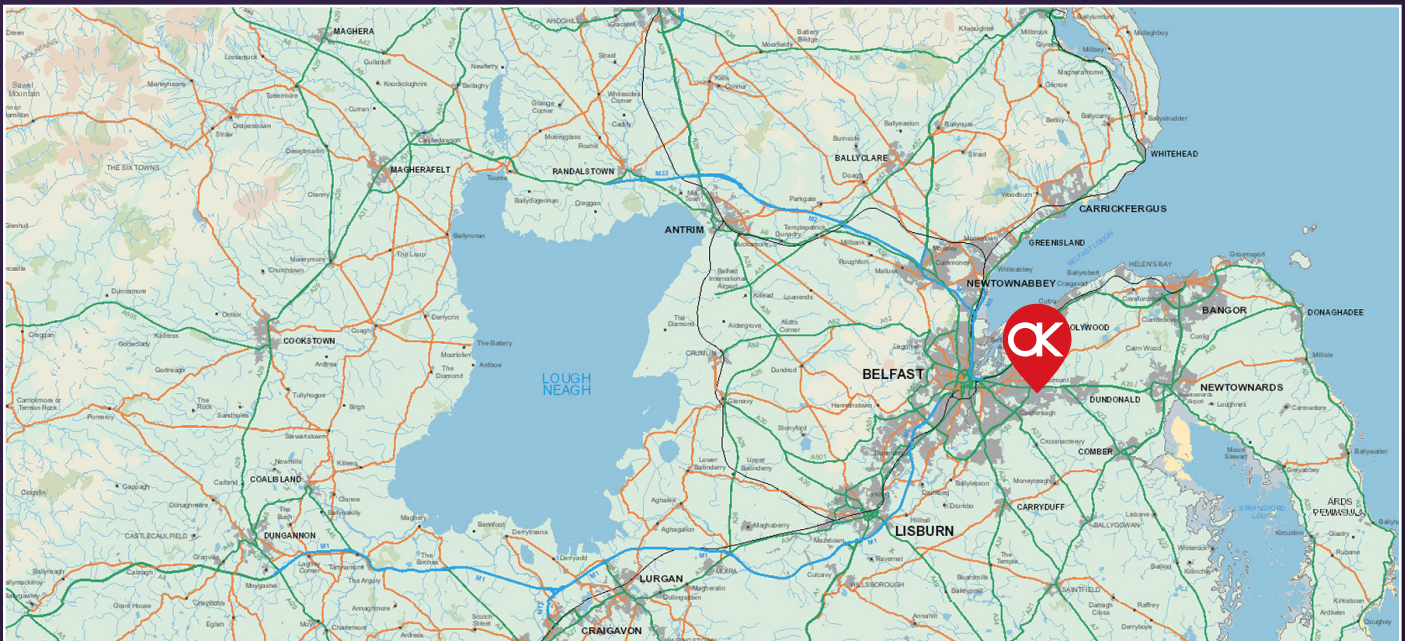
VAT

All prices quoted are exclusive of but may be liable to VAT.

Lease Details

Term:	Negotiable
Rent:	£13,750 per annum plus VAT
Insurance:	Tenant to repay a fair proportion of landlord's insurance costs
Service Charge:	Currently passing at £355 plus VAT per quarter





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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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