

# FOR SALE/ TO LET

## McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



## HOT FOOD UNIT

71 MOUNTVIEW STREET  
OLDPARK ROAD  
BELFAST  
BT14 6FW

c. 50 M<sup>2</sup> (540 FT<sup>2</sup>)



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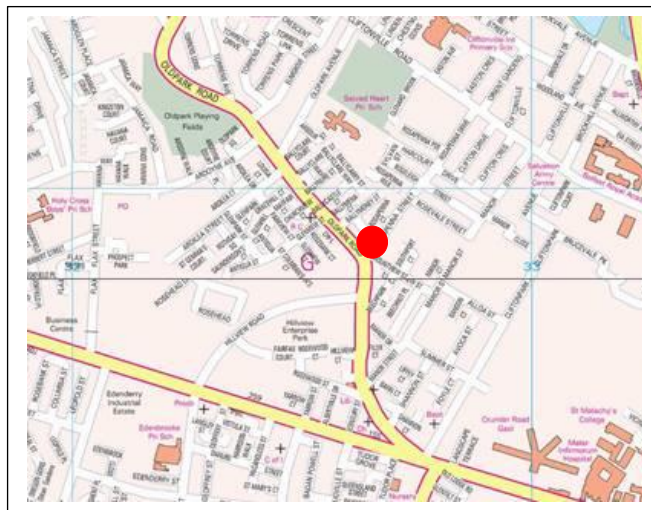
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- The subject unit occupies a prominent location on Mountview Street at its junction with the Oldpark Road in North Belfast, thus benefiting from a high volume of passing pedestrian and vehicular traffic flow.
- The building is set within an established retail parade with other occupiers including Ladbroke's, Cooper's Pharmacy, Mace, Wineflair, together with a number of local traders. The parade is situated within an area of high density housing.
- The unit, which requires some internal refurbishment work, is finished to include tiled floors, tiled/pvc sheeted walls, together with suspended ceilings with a variety of spot and strip fluorescent lighting. There is a food preparation area and store to the rear, together with WC.
- Ample on-street car parking to the front of parade.

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# HOT FOOD UNIT 71 Mountview Street, Oldpark Road, Belfast



## LEASE DETAILS

### Term:

Negotiable, subject to a minimum of 3 years.

### Rent:

£8,500 per annum, exclusive.

### Repairs & Insurance

The Tenant will be responsible for all repairs to the building and reimbursement of the building insurance premium to the Landlord.

## SECURITY DEPOSIT/ GUARANTOR

The Landlord will require a security deposit of 3 months rent to be retained in case of default. The Landlord may also request the tenant to provide a suitable guarantor.

## SALE DETAILS

### Price:

Offers in the region of £95,000.

## TITLE

Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

## ACCOMMODATION

Ground Floor	Area
Sales Area	- c. 26.71 m <sup>2</sup> (287 ft <sup>2</sup> )
Preparation Area	- c. 15.35 m <sup>2</sup> (165 ft <sup>2</sup> )
Store	- c. 8.16 m <sup>2</sup> ( 88 ft <sup>2</sup> )
<b>Total Net Internal Area</b>	<b>- c. 50.22 m<sup>2</sup> (540 ft<sup>2</sup>)</b>
<b>First Floor</b>	
There is currently no access to the first floor, however, we understand that there are two further storage rooms.	

## RATES INFORMATION

NAV = £3,050  
Rate in £2022/23 = 0.551045

Note: As a result of rates relief measures recently introduced, no rates will be payable on this unit up until July 2022.

## VAT

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

## EPC

