

To Let Shop Units 7 Ladybrook Park, Belfast, BT11 9EL & 166B Finaghy Road North, Belfast BT11 9ED



LOCATION

- The subject retail units are located in a busy neighbourhood retail parade at the junction of Finaghy Road North and Ladybrook Park in South West Belfast.
- The parade benefits from a high level of passing traffic and serves a wide residential population in the surrounding area.

DESCRIPTION

- Two retail units within a successful neighbourhood parade of five units.
- 7 Ladybrook Park was previously in use as a bakery, while 166B Finaghy Road North is currently in use as a barbers. Finishes include ceramic tiled floor, plastered and painted walls, suspended ceiling with fluorescent lighting, aluminium shop front and electrically operated roller shutter.
- Other occupiers in the parade include Fruit of the Vine Off-Licence, Coopers Pharmacy, David's Newsagents.
- 7 Ladybrook Park is available immediately, while 166B Finaghy Road North is available from August 2024.



Not To Scale. For indicative purposes only.

Shaws Rd Slieveban Dr Andersonstown Leisure Centre Casement Park 🧐 Anderson stown Rd Bank of Ireland lerdale at dale park N St.Michael's Parish Hall Wragh Par St John The Baptist Primary School St Michael's Youth Club **Crown Decorating Professional Pets** Centre - Belfas MI5DAW Prin Q 0 BelfastFit Orchardville Social I's Wheelchair Taxis NRdN 1 The Devenish Complex Blacks Gate D Finaghy 🖽 C M C Motors Belfast Aerials--Kevin Gallagher TR Electrical Services BD DECOR8 St. Gerard's School 🕤 twinkle star daycare LLL Balmoral **McKIBBIN** COMMERCIAL 028 90 500 100

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To Let Shop Units

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ACCOMMODATION

Description	Sq M	Sq Ft
7 Ladybrook Park		
Internal Frontage	4.23	14
Sales Area	41.20	443
Store	21.59	232
Total Net Internal Area	62.79	675

166B Finaghy Road North

Store	2.14	23
Sales Area	34.53	371

LEASE DETAILS

Term:	Negotiable, subject to a minimum of 3 years.	
Rent:	166B Finaghy Road North:	£11,000 pa, exclusive
	7 Ladybrook Park:	£12,750 pa, exclusive
Repairs:	Tenant responsible for internal repairs.	
Security Deposit/Guarantor:	The Tenant will be required to pay a security deposit of 3 months rent and provide a guarantor to the approval	
	of the Landlord.	
Service Charge:	Levied to cover a fair proportion of the cost of external	
	repairs, building insurance premium and other	
	reasonable outgoings of the	e Landlord.

RATES

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

7 Ladybrook Park

NAV: £7,250 Rate in £ 2024/25: £0.599362 Rates Payable 2024/25: £3,476.30

166B Finaghy Road North

NAV: £7,400 Rate in £ 2024/25 = 0.599362 Rates Payable 2024/25 = £3,548.22

(inc 20% Small Business Rates Relief) Note: Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

The property is registered for Value Added Tax and accordingly, VAT will be payable on the rental and other outgoings.



7 Ladybrook Park

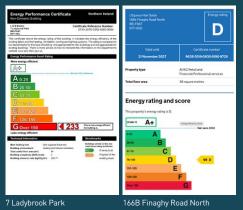
166B Finaghy Road North



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EPC





CONTACT

For further information or to arrange a viewing contact:

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