

McConnell



028 90 205 900
mcconnellproperty.com

TO LET



**Excellent Retail Unit c. 1,118
sq ft (c. 103.89 sq m)**

**11-13 Templemore Avenue
Belfast
BT5 4FP**

- Prime retail unit finished to a high standard.
- Prominent location just off of the Newtownards Road.
- Flexible Lease terms available.

Montgomery House,
29-31 Montgomery Street, Belfast, BT1 4NX

T: 028 90 205 900
E: info@mcconnellproperty.com

LOCATION

Belfast is the capital of Northern Ireland and is the 12th largest city in the United Kingdom and the 2nd largest on the island of Ireland. The city has an excellent communication and transport network.

The subject property is located prominently on Templemore Avenue, just off of the Newtownards Road which is one of the main arterial routes connecting into Belfast City Centre.

The property benefits from high levels of both pedestrian and vehicular traffic. Neighbouring occupiers include Discount Beds Belfast, Hair by Louise and Huckleberry's.

DESCRIPTION

The subject property is finished to a high standard internally to include a mix of floor tiles and carpet floor coverings as well as a suspended ceiling with recessed spotlighting and air conditioning throughout.

The unit is configured to provide a large customer area with customer W.C facilities to the front of the shop. The back of house contains an office, storage rooms, kitchenette and staff W.C. facilities as well as access to the rear of the unit.

The property further benefits from a CCTV system and alarm system already in situ as well as electric roller shutters to the front of the unit.

ACCOMMODATION

Accommodation	Sq Ft	Sq M
Customer Area	c. 847	78.66
Staff Area	c. 271	25.23
W.C. 1	-	-
W.C. 2	-	-
Total Internal Area	c. 1,118	103.89



LEASE TERMS

Rent: £15,500 per annum.

Term: Negotiable.

The property will be Let on effective Full Repairing & Insuring terms.

RATES

We have been advised of the following from LPS:

NAV: £ 5,700

Rate in £ for 2024/25: 0.599362

Rates payable: £3,416.36

Note: prospective Tenants are advised to make their own enquiries in relation to Rates.

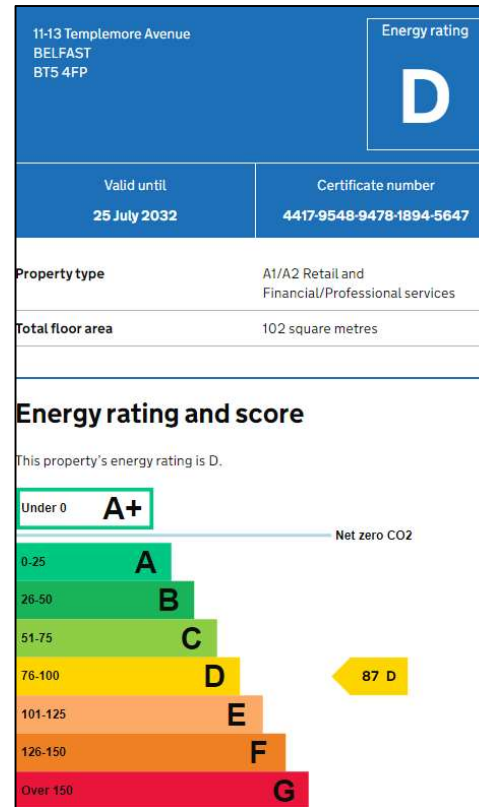
VAT

All prices and outgoings stated are exclusive of VAT, which is chargeable.

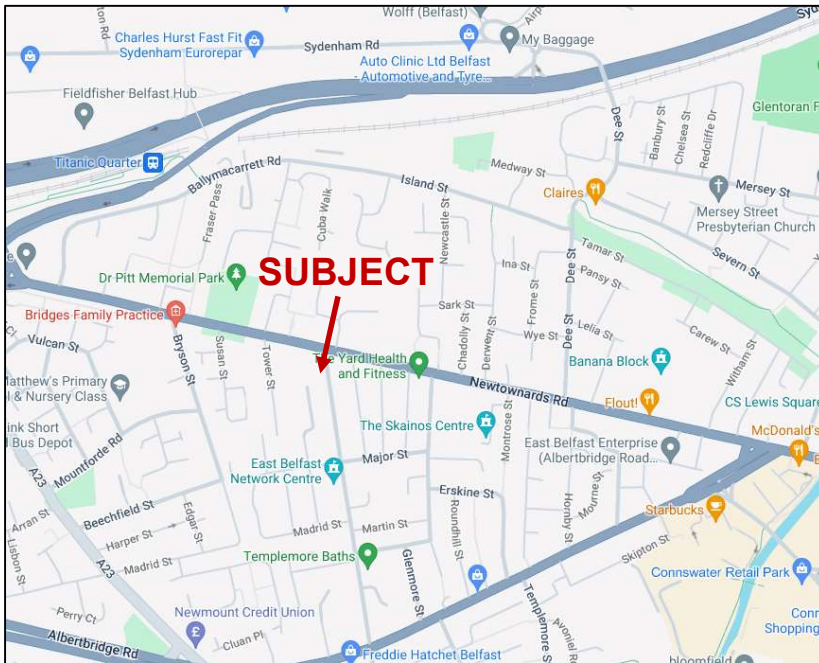
EPC

The property has an energy rating of 87D.

Full Certificates can be made available upon request.



LOCATION



VIEWING

For further information or to arrange a viewing, please contact:



Contact: Greg Henry / Ross Molloy
Tel: 07841 928 670 / 07443 085 690
Email: greg.henry@mcconnellproperty.com
ross.molloy@mcconnellproperty.com

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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 McConnell Property. 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.

Disclaimer: McConnell Property and its subsidiaries and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of McConnell Property or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of McConnell Property has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of McConnell Property or its employees or agents, McConnell Property will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by McConnell Property. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and McConnell Property shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.