



**To Let Superb Retail Premises**  
Unit 6, Four Winds Shopping Centre,  
Newton Park, Belfast BT8 6LX



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

## SUMMARY

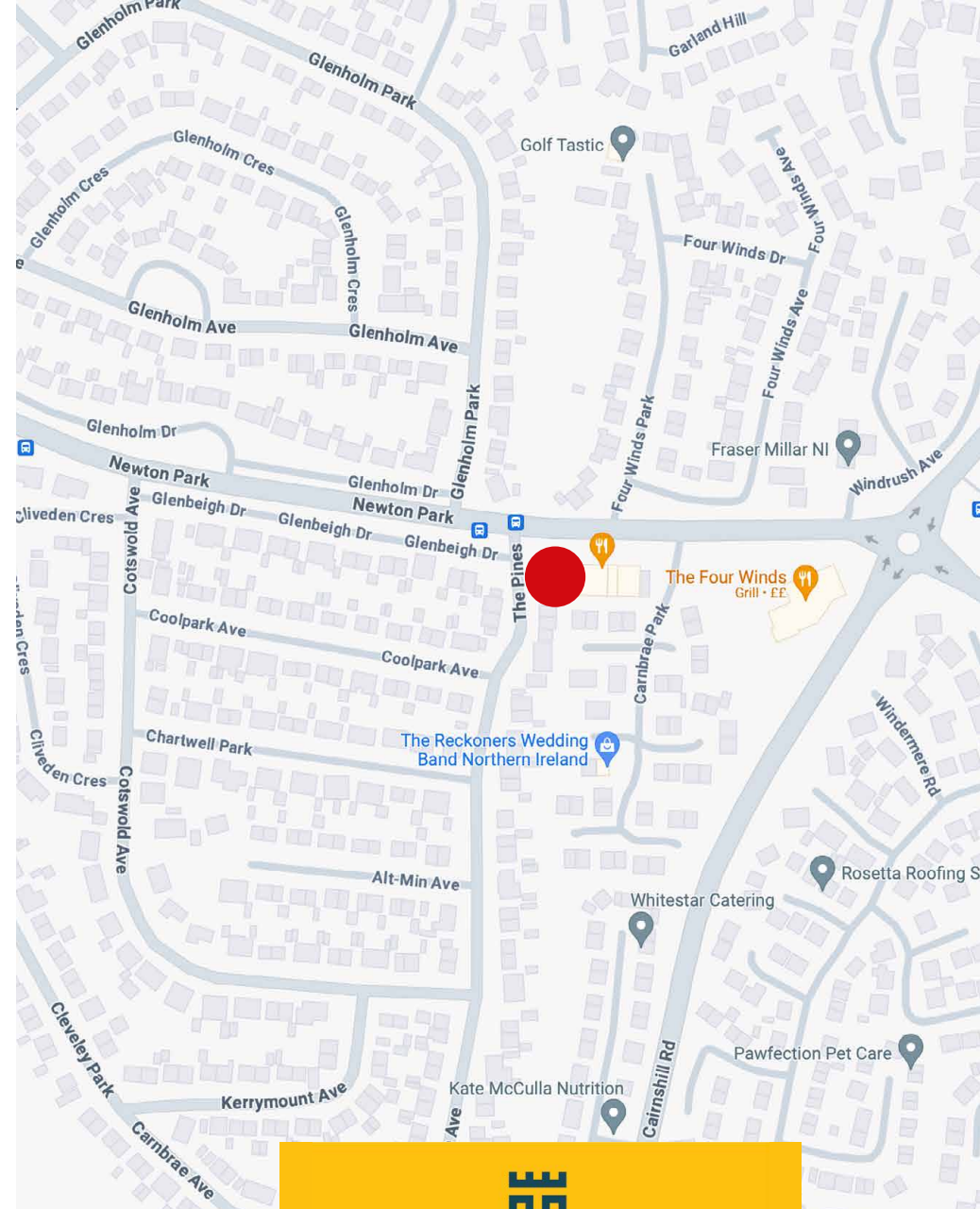
- Superb retail unit to let.
- Prominent frontage onto Newton Park.
- Surrounded by a large catchment of housing.

## LOCATION

- Superb retail unit situated in a well-established parade of shops.
- The unit occupies a prominent site in the densely populated Four Winds area of South Belfast. It is in close proximity to the A24 Saintfield Road and A55 Outer Ring, providing superb transport links to Lisburn, North Down and Carryduff whilst Lesley Forestside is a short distance away.
- Nearby Occupiers include Shine Hair Company, Cod and Cow, Made in China, Four News and Winemark.

## DESCRIPTION

- The property provides accommodation at ground floor level and is finished to include tiled flooring and suspended ceiling. There is a glazed frontage with electric roller shutter and rear access to communal bin storage.
- Previously occupied by a tanning bed studio, the unit would be suitable for a number of uses subject to gaining the necessary planning permission.
- Benefits from ample on site car parking.



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## ACCOMMODATION

| Description       | Sq M         | Sq Ft      |
|-------------------|--------------|------------|
| Retail            | 67.62        | 727        |
| WC                |              |            |
| <b>Total</b>      | <b>67.62</b> | <b>727</b> |
| Internal Frontage | 5.33         |            |

## LEASE

|                      |  |
|----------------------|--|
| Term:                | Negotiable   |
| Rent:                | £11,000 per annum  |
| Repairs & Insurance: | Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord.         |
| Service Charge:      | Levied to cover a fair proportion of the cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord. |

## RATES INFORMATION

NAV: £9,600

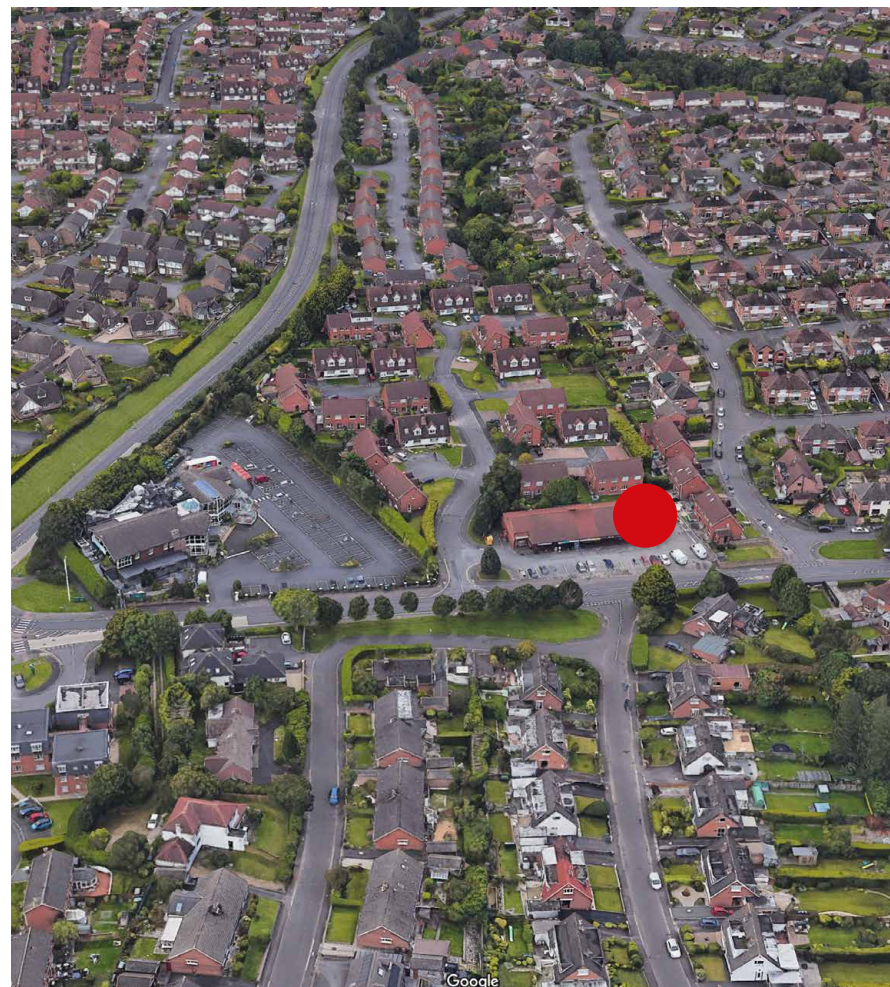
Rate in £ 2024/25 = 0.599362

Rates Payable 2024/25 = £4,202.38\* (including SBRR)

\* Interested parties should check their individual rates liability directly with Land & Property Services.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.



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## EPC

Awaiting EPC

## CONTACT

For further information or to arrange a viewing contact:

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