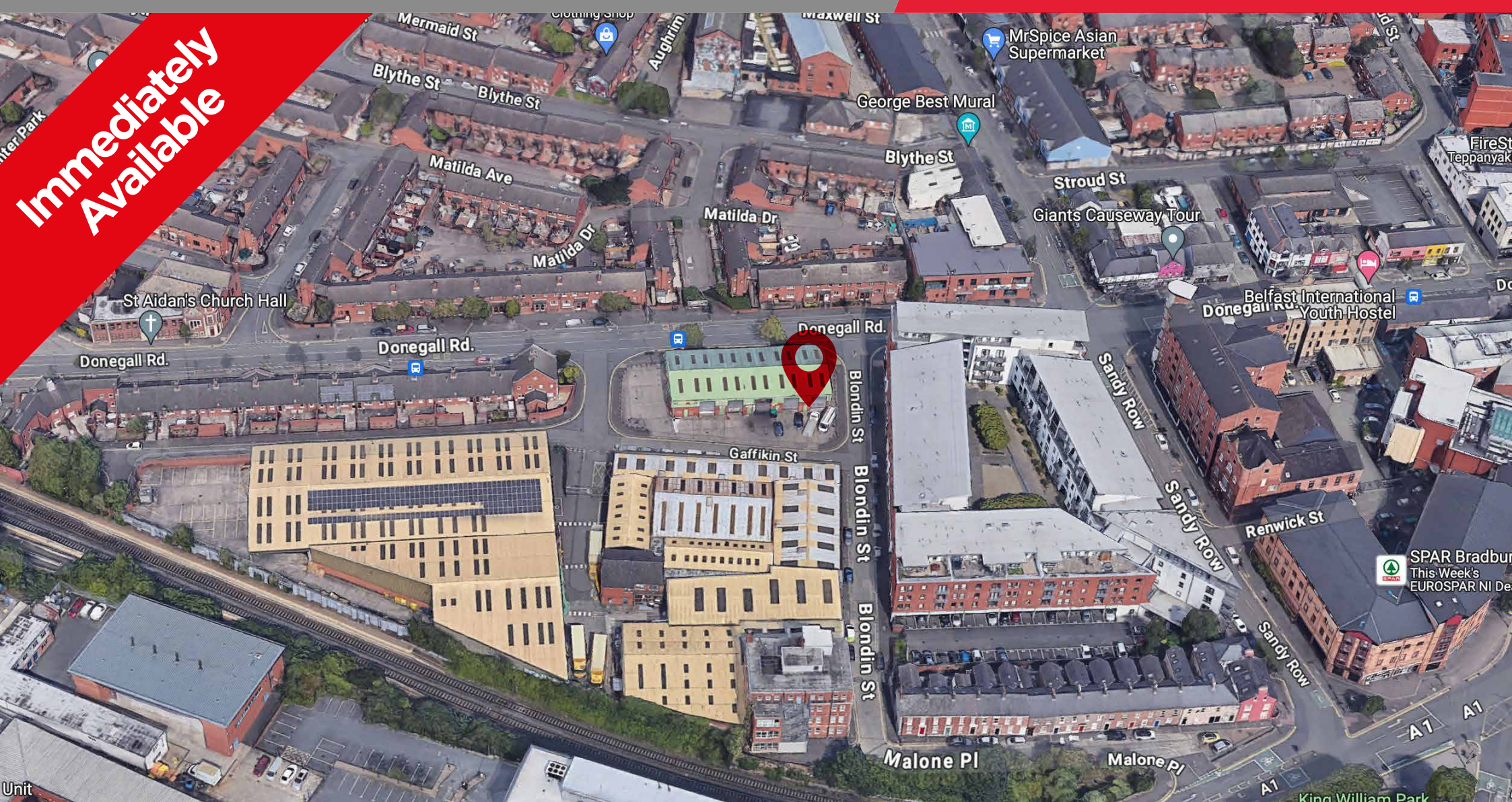


To Let

End Terrace Warehouse Unit
Units 4 & 5 Gaffikan Street, Belfast, BT12 5FH



Immediately Available



To Let

Units 4 & 5 Gaffikan Street, Belfast, BT12 5FH



Property Highlights

- 1,957 sq ft GIA
- Shell specification
- Dedicated car parking
- £20,000 per annum exclusive
- Term: 5 years

Location

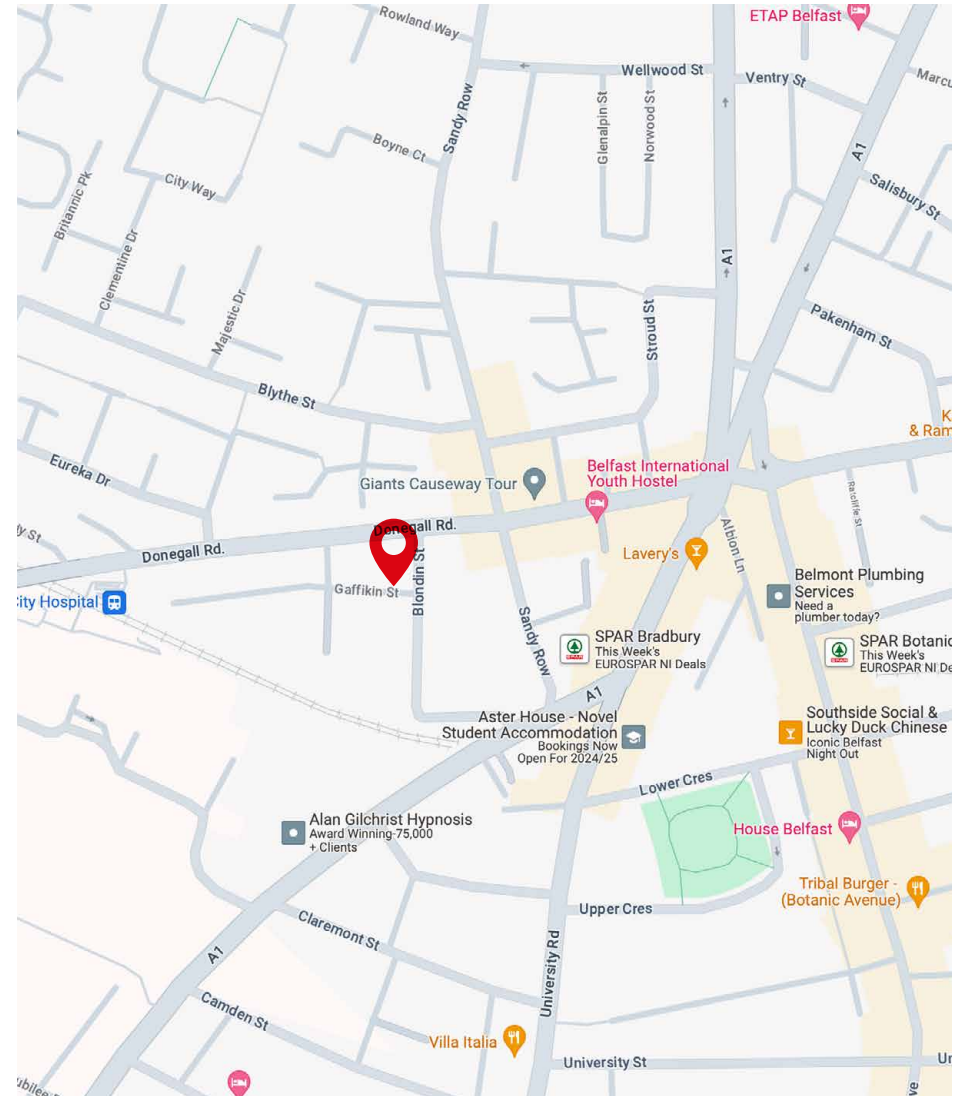
The unit is on Gaffikan Street, accessed off Donegall Road in close proximity to the junction with Sandy Row on the south edge of Belfast City Centre.

Occupiers in the terrace include Wheels R Us and BCD Autos.

Description

The unit comprises the end terrace of units accessed off Gaffikan Street and with frontage to Donegall Road. There is a common yard to the front of the units for car parking / storage.

The unit is finished to a shell specification to include smooth screen floor, roller shutter, office, W.C and a kitchen.



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Accommodation

The unit comprises a Gross Internal Area of 181.8 sq m (1,957 sq ft) and an eaves height of 4.50 metres.

Lease

Term: Minimum 5-year term.

Rent: £20,000 per annum exclusive.

Service Charge: A service charge is levied to cover costs of external repairs, maintenance and management of the property. The current service charge equates to Approximately £500 per annum .

Insurance: The tenant is responsible to reimburse the landlord with a fair proportion of the park's insurance premium.

Rates

We have been advised by the Land & property Services that the unit has the following Net Annual Value (NAV) assessment:

4-5 Gaffikan Street: £7,450

Rate in the Pound for 2024/2 = 0.599362

The rates payable in 2024/25 equate to = £4,465.25 per annum.

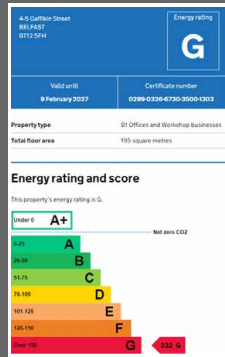
The unit may benefit from a 20% rates reduction under the small business rates relief scheme; however occupiers should make their own enquiries in this regard.

VAT

All outgoing maybe subject to VAT at the prevailing rate.



EPC



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