



Subject Unit

To Let Hot Food Unit

142 Stewartstown Road, Belfast BT11 9NB



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COMMERCIAL

028 90 500 100

SUMMARY

- High profile location on Stewartstown Road, within new Petrol Filling Station & Retail scheme anchored by Centra.
- Planning approval granted for hot food takeaway.
- Unit of c. 78 m² (839 ft²).
- Situated within a strong residential catchment area.

DESCRIPTION

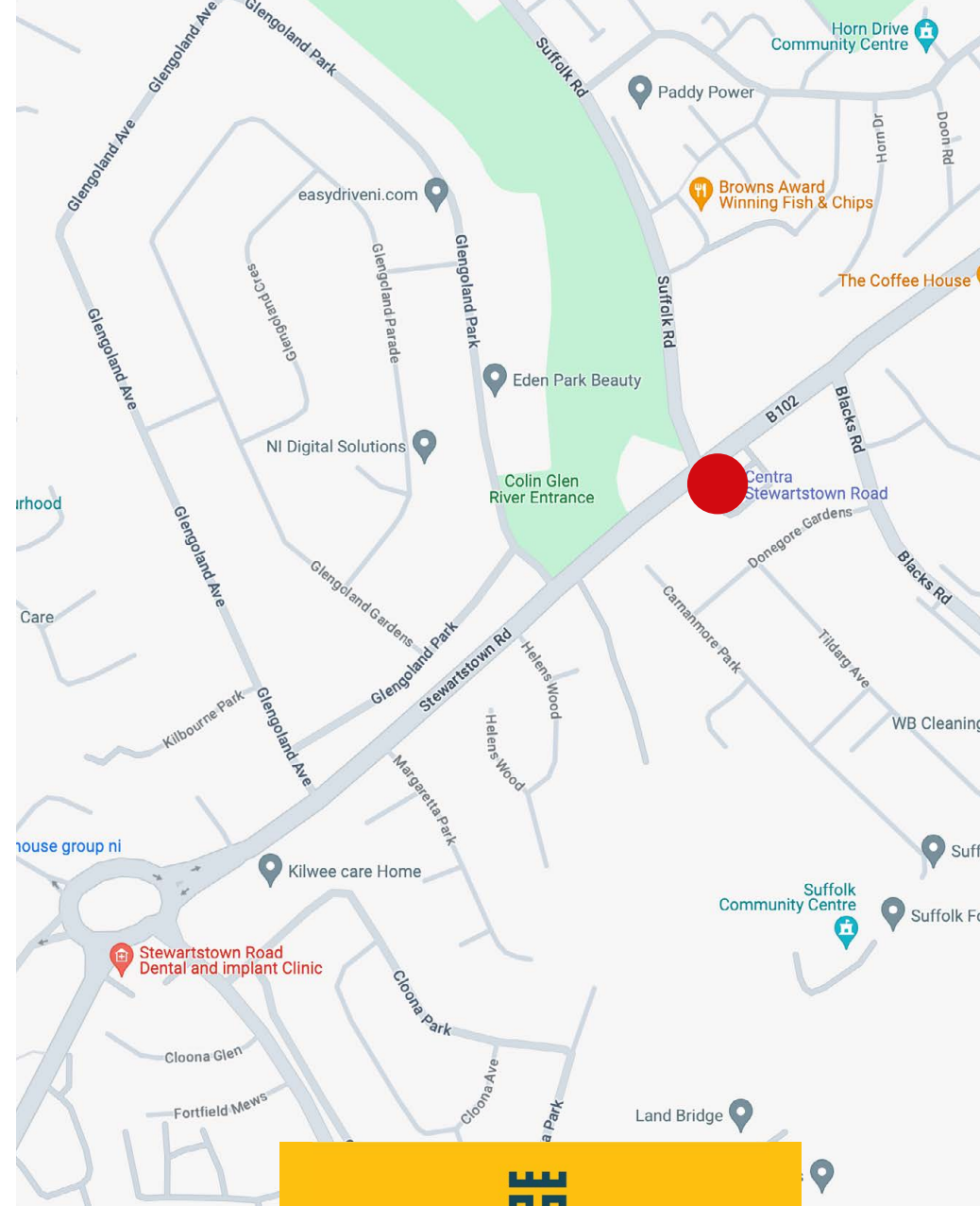
- The subject comprises a unit of 78 m² (839 ft²) within a new development, anchored by Centra convenience store and Top Petrol Filling Station, together with two commercial units.
- Unit 2 comprises an area of approximately 78 m² (839 ft²).
- Planning approval granted for hot food takeaway under Reference: LA/04/2022/0810/F.

LOCATION

- The subject development occupies a highly prominent location on the B102 Stewartstown Road, one of Belfast's busiest arterial routes, opposite Suffolk Road and close to its junction with the Blacks Road.
- The complex is located in an area of densely populated housing, with excellent accessibility to the wider road network.

SPECIFICATION

- The subject unit is completed to a developer's shell specification, with electric roller shutter. The main services have been brought to a point at the front of the unit ready for tenants fit-out.



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ACCOMMODATION

Description	Sq M	Sq Ft
Unit 2	78	839

RATES

NAV: £11,700

Rate in £ 2024/2025 = 0.599362

Therefore Rates Payable 2024/25 = £7,012.54

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

LEASE DETAILS

Term: 15 years.

Rent: £20,000 per annum, exclusive.

Rent Review: Upwards only every 5 years.

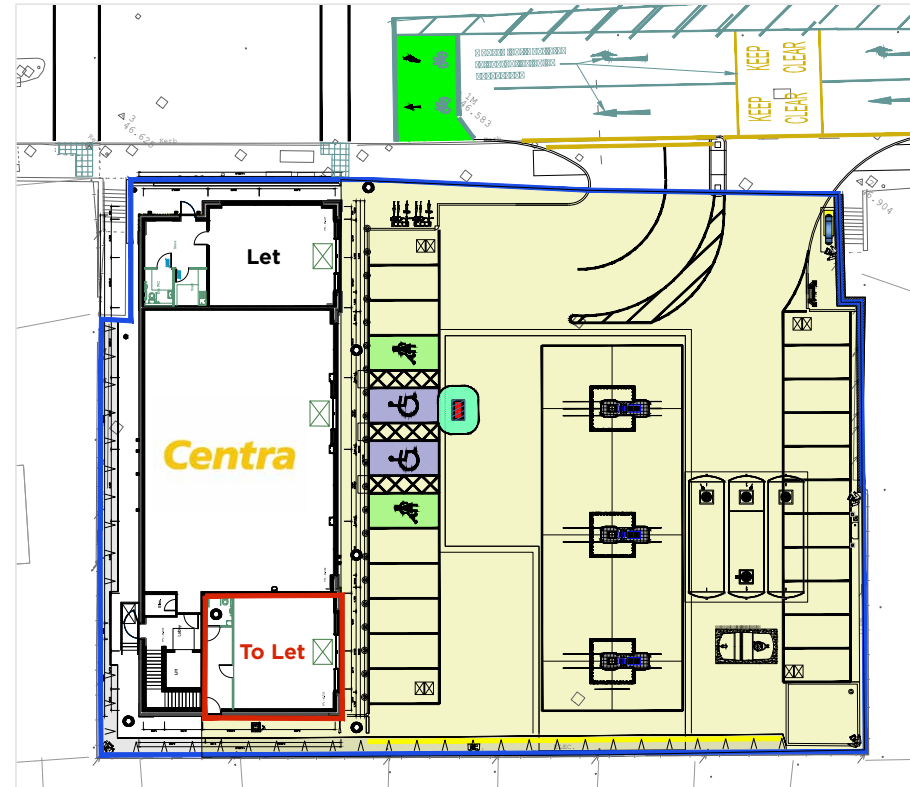
Repairs & Insurance: The tenant will be responsible for internal repairs and reimbursement of the building insurance premium to the Landlord.

Service Charge: Levied to cover a fair proportion of the cost of external repairs, upkeep of communal areas within the scheme, car park management fees and any other reasonable outgoings of the Landlord.

Deposit/Guarantor: A security deposit amounting to 3 months rent will be held by the Landlord in case of default. The Landlord may also require a suitable guarantor.

VAT

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



Not To Scale. For indicative purposes only.

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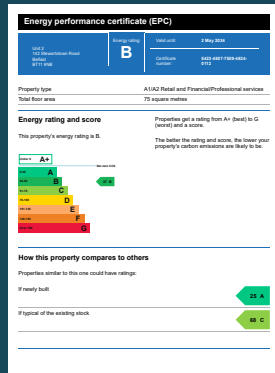
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EPC



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