



To Let Superb Retail Unit
517 Crumlin Road, Belfast, BT14 7GA



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

- Prominent retail unit in a fantastic commercial location
- Surrounded by a large catchment of housing
- Suitable for a wide variety of uses subject to planning

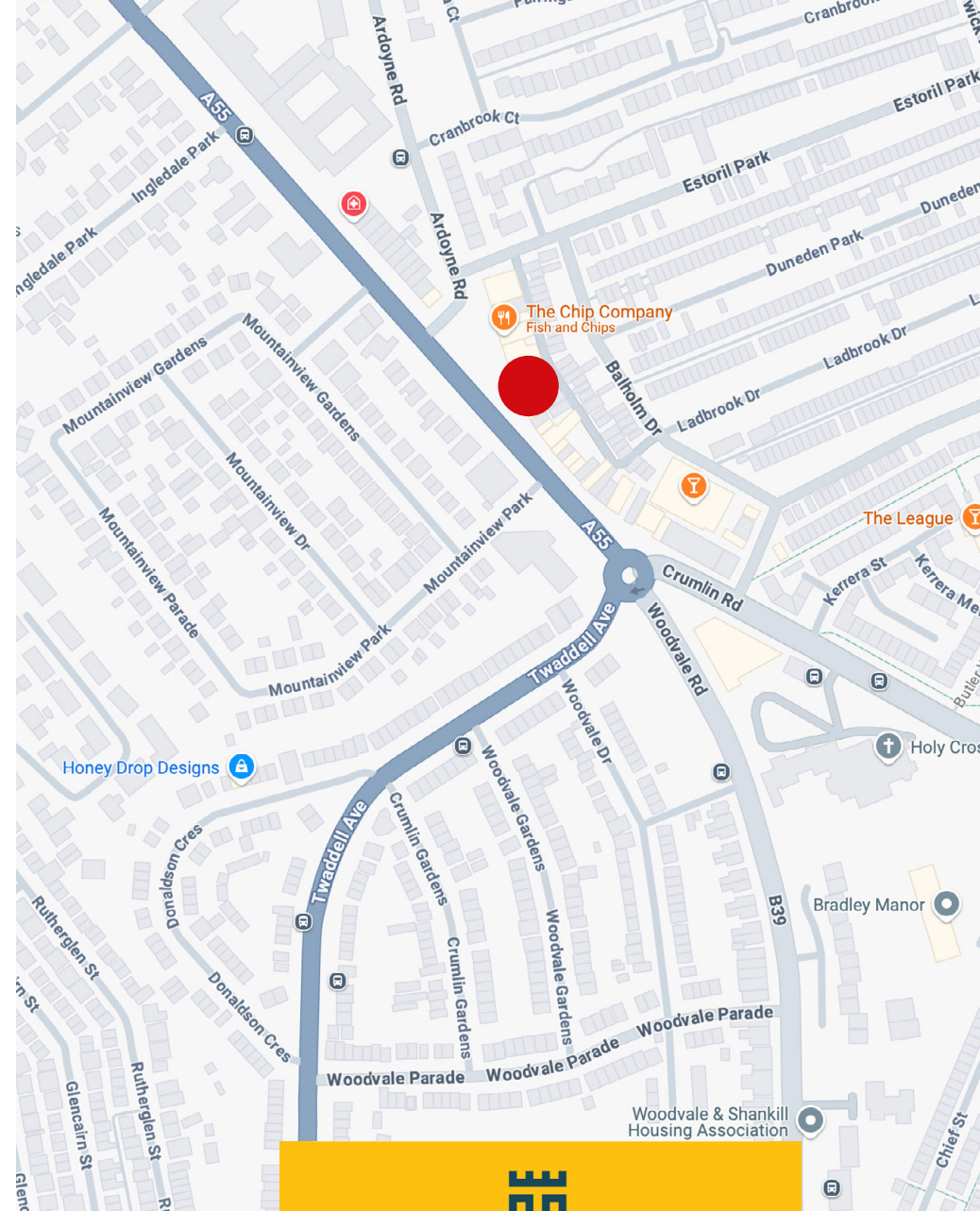
LOCATION

- The subject occupies a prominent location at Ardoyne shops, close to the roundabout junction with Twaddell Avenue, Woodvale Road and Crumlin Road.
- The Crumlin Road is a busy thoroughfare with a high level of passing trade and a large residential population in the immediate vicinity. Occupiers in area include Sean Graham Bookmakers, Eurospar, Crystal Place Chinese Takeaway, Ardoyne Pharmacy, Apache Pizza and Winemark.
- There is nearby on-street parking and public transport available.

DESCRIPTION

- The building comprises an electric roller shutter with an aluminium framed shop front. Internally there is a terrazzo floor, plastered and painted walls and ceilings with strip fluorescent lighting.
- The unit provides an open plan sales area together with a Cold Store*, Store and WC.
- Previously occupied by an Ice Cream retailer, this unit would be suitable for a number of different uses subject to gaining the necessary planning consents.

*Cold Store can be removed



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LEASE DETAILS

Rent: £12,000 per annum, exclusive
Term: Negotiable
Repairs & Insurance: Tenant responsible for all repairs and reimbursement of the buildings insurance premium to the Landlord.
Security Deposit: The incoming Tenant will be required to place a deposit of 3 months' rent as security in case of default. The Landlord may also ask the Tenant to provide a guarantor.

ACCOMMODATION

Description	Sq M	Sq Ft
Sales Area	70.19	756
Store	5.49	59
Cold Store	5.09	55
WC		
Total Net Internal Area	80.77	870

RATES

NAV = £4,850
Rate in £ 2024/25 = 0.599362
Estimated Rates Payable 2024/25 = £2,180 (including 25% SBRR)
* Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices and outgoings 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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