



## To Let Retail Unit

3 Atlantic Avenue, Belfast, BT15 2HN



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**



## SUMMARY

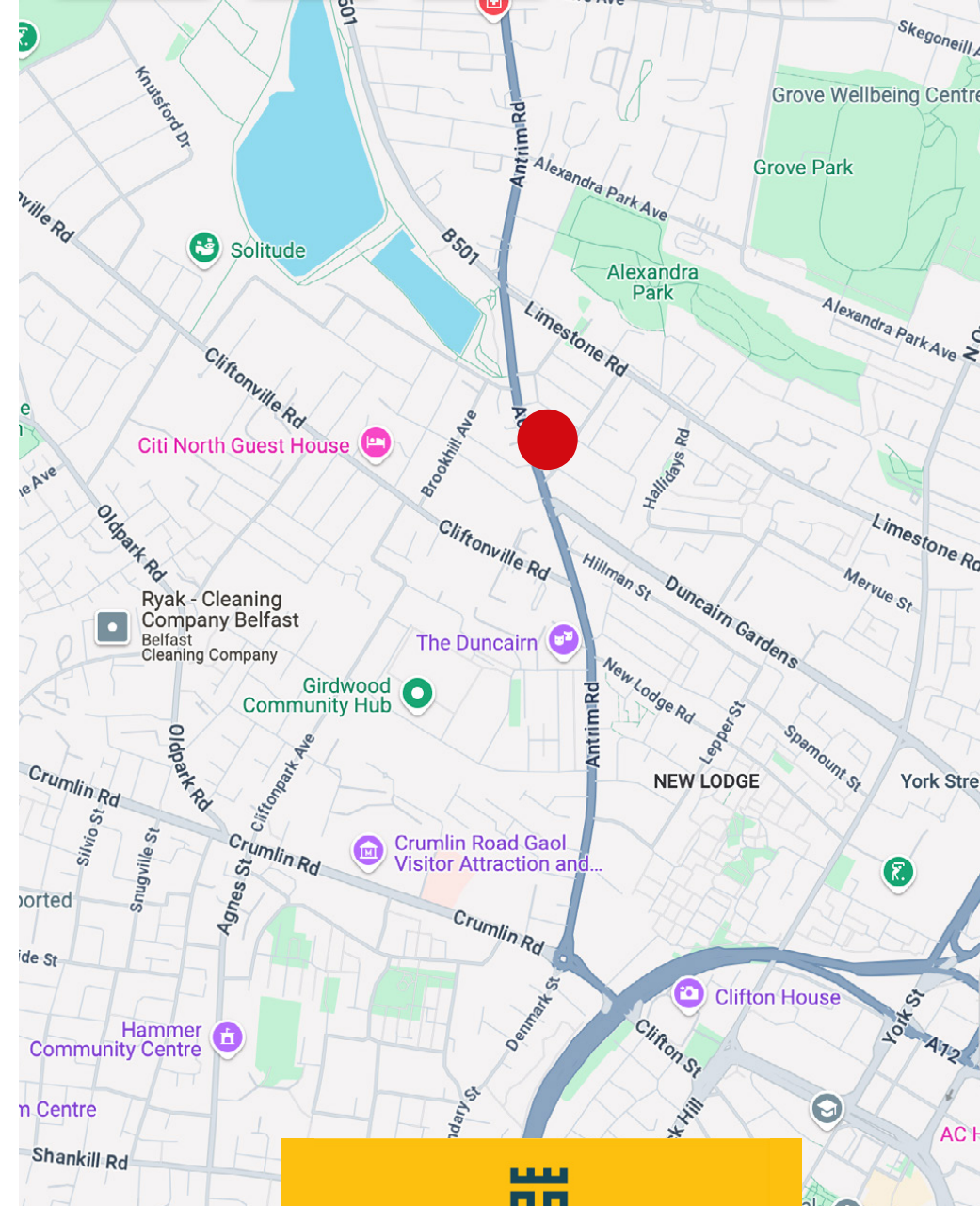
- Prominent retail unit in a fantastic commercial location.
- Surrounded by a busy catchment of housing.
- Suitable for a wide variety of uses subject to planning.

## LOCATION

- The subject occupies a prominent location on Atlantic Avenue, at its junction with the Antrim Road.
- The Antrim 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 Property People Estate Agents, Ziggicig Crystal Rossi's Ice Cream, Co-op Food, Dominos Pizza, Rocco's Pizza and The Winefair.
- There is on-street parking and public transport available.

## DESCRIPTION

- The premises are finished to include electric roller shutter, shop front, tiled floors and walls with suspended ceilings and mix of LED & fluorescent lighting.
- The unit provides an open plan sales area together with a Prep/Storage Area, Office and rear store & WC.
- Previously occupied by an Butchers, this unit would be suitable for a number of different uses, subject to any necessary planning consents.



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## ACCOMMODATION

Description	Sq M	Sq Ft
Sales Area	30.92	333
Prep/Storage Area	22.25	240
Office	2.77	30
Rear Store	1.33	14
WC		
<b>Total Net Internal Area</b>	<b>57.27</b>	<b>617</b>

## LEASE DETAILS

Rent:	£10,000 per annum, exclusive.
Term:	Subject to a minimum of three years.
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.

## RATES

NAV = £4,100

Rate in £ 2024/25 = 0.599362

Estimated Rates Payable 2024/25 = £1,843 (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.

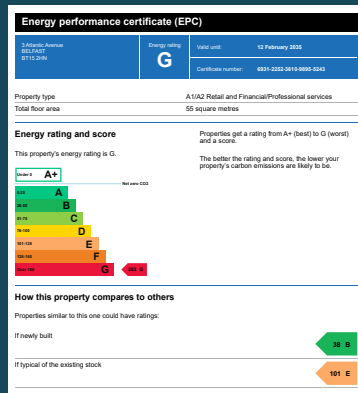


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## EPC



## INFORMATION

For further information please contact:

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