



## To Let Ground Floor Retail Unit

Unit 2 - 63 Shankill Road, Belfast, BT13 1FD

  
**FRAZER  
KIDD**

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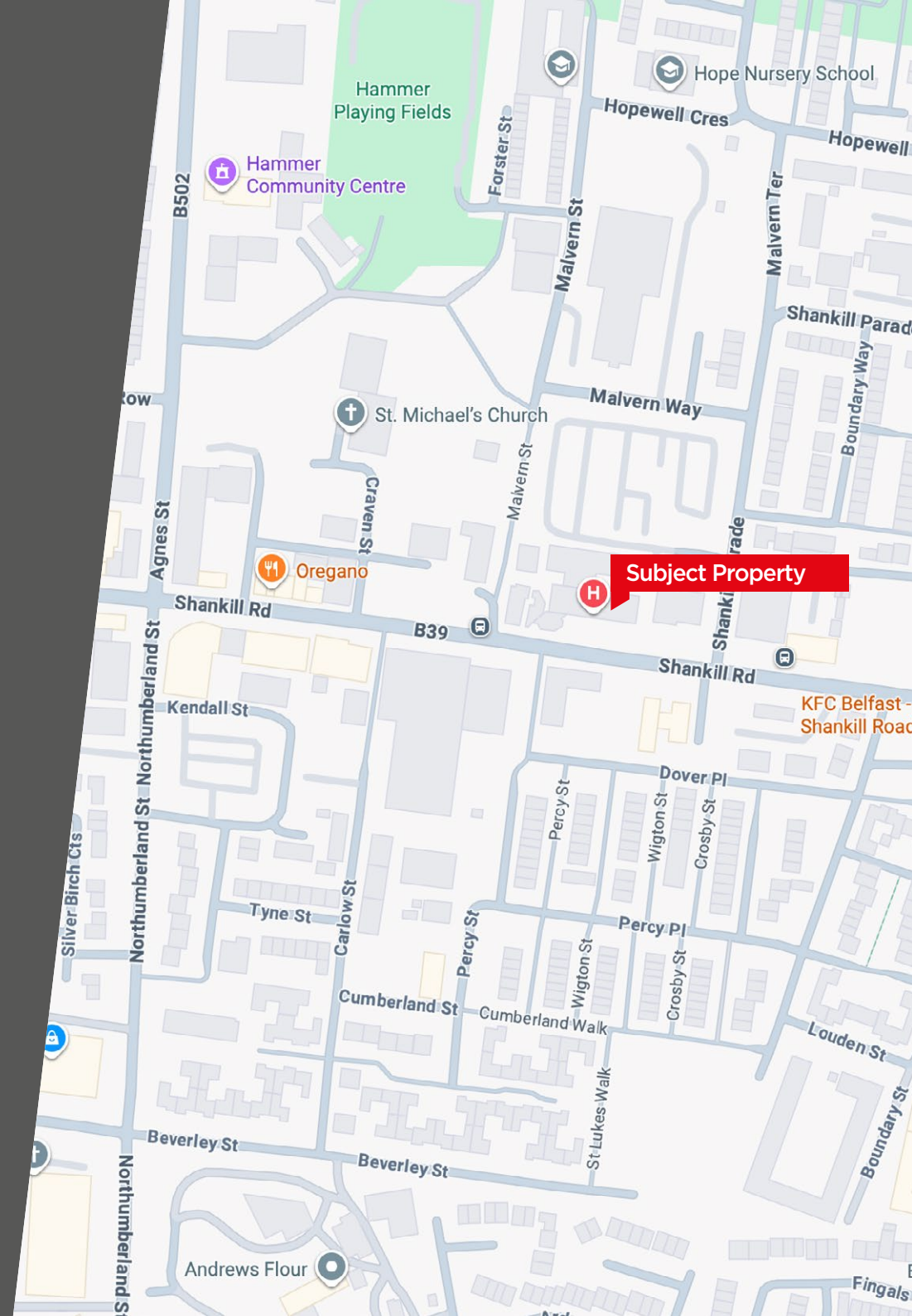
## Summary

- Commercial retail premises fronting onto Shankill Road.
- Previously occupied by a mobile phone/ gift shop.
- The premises extends to approximately c.983 sq ft.
- Suitable for a variety of commercial uses subject to any required statutory planning consent.

## Location

The subject property occupies a highly prominent position on the Shankill Road, benefitting from a high volume of both passing vehicular and pedestrian flow, approximately 0.5 miles from Belfast City Centre.

The property is conveniently located beside a bus stop and is a short distance from the Westlink which provides easy access to the M1, M2 and M3 motorway networks.



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## Description

The Ground floor commercial unit is situated within a modern development, which occupies a Medical Centre, Pharmacy and Residential Apartments.

The property comprises of a spacious shop with large floor to ceiling height, plate glass windows with electric roller shutters and three small offices. Services include a disabled toilet and kitchen.

The unit has been finished to include carpeted flooring, painted plastered walls, a suspended ceiling with recessed fluorescent tube lighting, a gas fired central heating system and a security alarm.

## Accommodation

We calculate the approximate Net Internal Areas of the property to be as follows:

Floor	Sq. M	Sq. Ft
Shop	83.25	896
Kitchen	8.07	65
<b>Total NIA</b>	<b>91.32</b>	<b>983</b>

## Price

Inviting offers in the region of £7,000 per annum.

## Rates

NAV: £7,500

Rate in £ (25/26): 0.626592

Rates Payable: £4,699.00 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## VAT

All figures quoted are exclusive of VAT, which may be payable.

## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





# FRAZER KIDD

For further information please contact:

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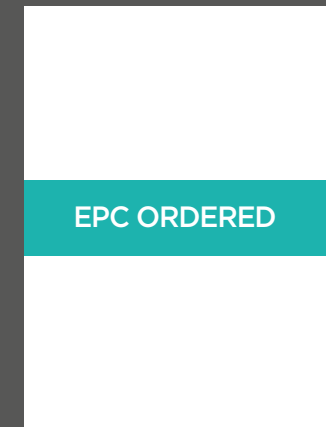
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