



TO LET

MODERN SHOP

115-119 ROYAL AVENUE
BELFAST

c. 176.5 M² (1,900 FT²)

- * Well apportioned
- * Frontage 12.6 m (41' 6")
- * Attractive fitted unit



CONTACT:

Barney Goan

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McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS

Callender House,
58-60 Upper Arthur Street,
Belfast BT1 4GJ

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- Occupying a prominent retail location fronting Royal Avenue close to the new University of Ulster campus which is currently being extended to provide for 15,000 students, and in an area of Belfast city centre where a number of properties and sites have recently been sold to developers.
- Debenhams Department Store and the Castlecourt Shopping Centre are also in close proximity. Other nearby retailers include Tesco Express, Caffe Nero, Dawsons Musical Instruments, CS Supplies and Mace.
- The shop has an extensive frontage of 12.6 m (41' 6") and is well presented with a double glazed black anodised aluminium shop front, smooth plastered and painted walls, wood laminate floor, suspended ceiling with generous inset light fittings, wall mounted electric heaters, smoke alarm and burglar alarm.

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115-119 Royal Avenue, Belfast



LEASE DETAILS

Term:

New 10 year Lease, subject to a rent review after 5 years.

Rent:

£27,500 per annum, plus VAT payable quarterly in advance, plus rates.

Repairs & Insurance:

Tenant responsible for internal repairs and reimbursement of a proportionate part of the buildings insurance premium. Insurance premium estimated to be £465 p.a., plus VAT.

Service Charge:

A service charge will be levied to cover a external repairs and cleaning, together with agents management fee, estimated to be £1,500 p.a., plus VAT.

SECURITY DEPOSIT

A deposit, equivalent to one quarters rent, will be held as security, in case of default. Alternatively the Landlord may consider a guarantor.

ACCOMMODATION

	Area
Ground Floor Shop	c. 176.5 m ² (1,900 ft ²)
to include kitchen of	c. 5.0 m ² (55 ft ²)
Toilet accommodation	
Staircase to first floor storage of	c. 4.8 m ² (52 ft ²)

RATES INFORMATION

Land & Property Services advised the Rateable Value is £24,100.

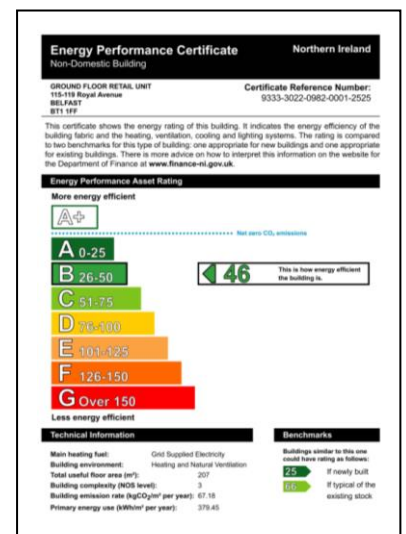
Rate in £ 2018/19 = 0.602803

Rates payable therefore = approx. £14,527.

VAT

The property is VAT registered and accordingly, VAT will be charged on the rent and all other outgoings.

EPC



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