

# McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



# TO LET

## SHOP UNIT

66 KNOCKBREDA ROAD  
BELFAST  
BT6 0JB

c. 43.66 m<sup>2</sup> (470 ft<sup>2</sup>)



## CONTACT:

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**McKIBBIN COMMERCIAL  
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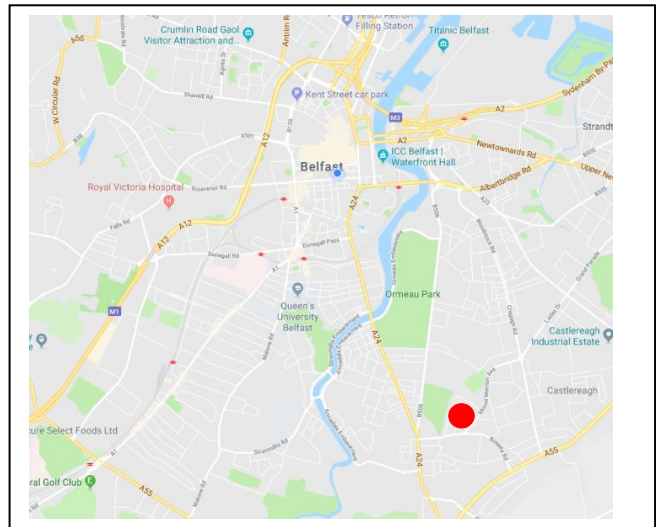
- The subject premises are located on the Knockbreda Road, approximately 3 miles south-east of Belfast City Centre.
- The premises occupy a prominent position in a busy parade of shops where adjacent businesses include The Seafry, Rosetta Travel, Sunshine Studio and MacBlair.
- The property is ideally suited for a variety of retail or office users, subject to any necessary Planning Permission.
- The property benefits from lay-by car parking.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are give notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

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**SHOP UNIT**  
66 Knockbreda Road, Belfast



## LEASE DETAILS

**Term:**  
Negotiable.

**Rent:**  
£9,750 per annum, exclusive.

**Repairs:**  
Tenant responsible for all repairs to the premises.

**Insurance:**  
Tenant responsible for the reimbursement of a portion of the Landlord's insurance premium.

## VAT:

The premises are registered for Value Added Tax.

## ACCOMMODATION

Ground Floor	Area
Internal Frontage	– approx. 5.2 m (17" 1')
Sales Area	– approx. 37.62 m <sup>2</sup> (405 ft <sup>2</sup> )
Store 1	– approx. 6.04 m <sup>2</sup> ( 65 ft <sup>2</sup> )
WC	
<b>Total Net Internal Area</b>	<b>– approx. 43.66 m<sup>2</sup> (470 ft<sup>2</sup>)</b>

## RATEABLE VALUE

We are verbally advised by Land & Property Services that the Rateable Value of the premises is £5,250.

Rate in 2019/20 = 0.614135

Rates payable 19/20 = £2,410

(following Small Business Rates Relief).

## EPC

