

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



TO LET

NEW SHOP UNITS

100/102 SHAWS ROAD
BELFAST
BT11 9PR

c. 48 m² (516 ft²) –
96 m² (1,003 ft²)



CONTACT:

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McKIBBIN COMMERCIAL
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DESCRIPTION

- Proposed new retail units to be developed adjacent to a busy neighbourhood retail parade with other occupiers including Spar, Ladbrokes and a number of local retailers.
- The units will be constructed to a developer's shell specification and will benefit from lay-by car parking to the front together with a surface car park to the eastern end of the parade.
- The owners may give consideration to selling the site. Price on application from the agent.

LOCATION

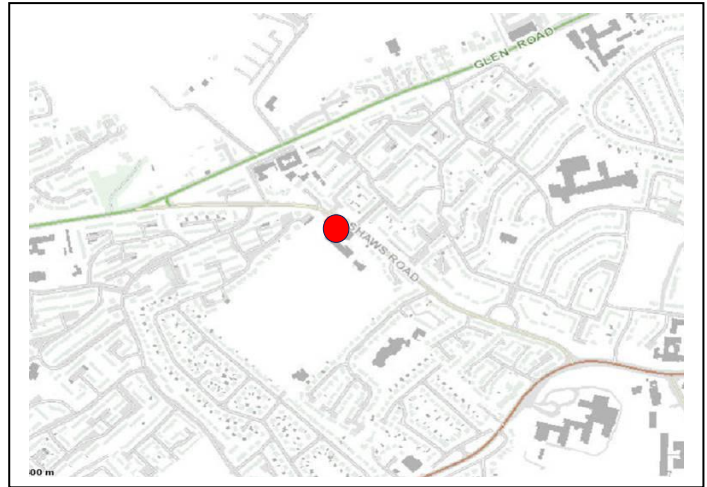
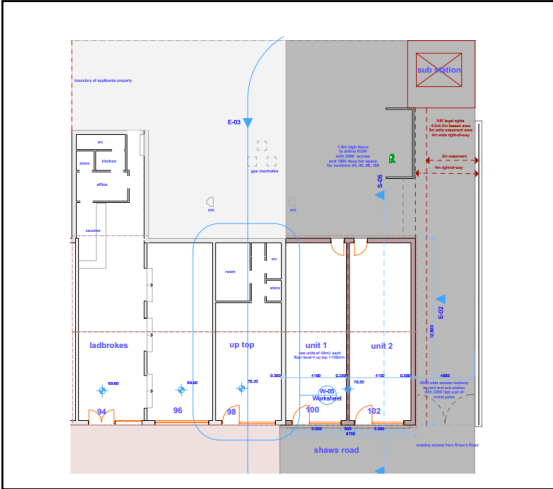
- The retail parade is prominently located on the Shaws Road which runs between the Andersonstown Road and Glen Road in West Belfast and serves a densely populated residential area.
- Suitable for a variety of retail uses, subject to any necessary statutory consents.

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New Shop Units
100/102 Shaws Road, Belfast, BT11 9PR



LEASE DETAILS

Term:

10 or 15 years from practical completion, subject to 5 yearly rent reviews.

Rent:

To be paid quarterly in advance. See schedule.

Repairs & Insurance:

Tenant responsible for all repairs to the interior of the premises and shop front/roller shutter. A service charge will be levied to cover the cost of any necessary external repairs, buildings insurance premium and agents management fees.

Security Deposit:

A deposit, equivalent to 3 months rent, is to be paid to the Landlord at the start of the Lease, as security in case of default.

Guarantor:

The Landlord will require a suitable guarantor to the tenant.

ACCOMMODATION

UNIT	FRONTAGE	AREA	RENTAL
1	4.1 m	48 m ² (516 ft ²)	POA
2	4.1 m	48 m ² (516 ft ²)	POA

Note: The Landlords will give consideration to combining the units to provide 96 m² (1,022 ft²) to satisfy larger requirements.

RATES INFORMATION

To be assessed by Land & Property Services after occupation.

SPECIFICATION

- Block walls.
- Main electrics supply to be brought to a consumer board in each unit.
- Concrete and screed floor, ready for Tenant's finishes.
- Ceiling open plan to roof void.

VAT

All prices, rentals and outgoings are exclusive of, but may be liable to Value Added Tax.

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