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# To Let

## Retail Unit

114 Andersonstown Road  
Belfast  
BT11 9BX

RETAIL



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### RETAIL



## Location

The property is located on the Andersonstown Road in west Belfast, approximately 3 miles from the city centre. Situated along an arterial route the Andersonstown Road is easily accessible and benefits from passing traffic and footfall.

Neighbouring occupiers include Fusco Ice Cream Shop and The Burrito Bar.

## Description

The building comprises a modern mid terrace commercial property providing retail accommodation over the ground floor. The ground floor retail unit is finished to a good standard to include: -

- Plastered/painted walls
- External roller shutters
- Communal car parking

## Accommodation

Ground Floor Unit : 576.2 sq ft (53.53 sq m)

## Lease Details

Term : Negotiable.  
Rent : On Application.  
Repairs : Full repairing and insuring lease.  
Insurance : £143 renewed in October 2019.  
Service Charge : £680 per annum.

## Rates

We have been advised by the Land and Property Services of the following: -

Ground Floor Unit A - NAV £6,300

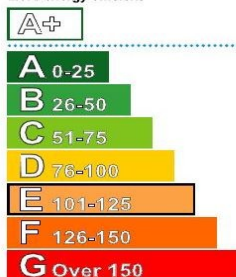
Non Domestic Rate in the pound for 2019/2020 is £0.614135

## VAT

All prices quoted are exclusive of VAT.

### Energy Performance Asset Rating

More energy efficient



121 This is how energy efficient the building is

Less energy efficient

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