



RHM
Commercial

RETAIL

TO LET

Modern Retail Units

Caffrey Court, Glen Road

Belfast BT11 8RH

- Located on Glen Road in West Belfast
- Extensive residential catchment area
- On site car parking
- Suitable for a variety of retail businesses

Property Consultants

RHM COMMERCIAL LLP
First Floor, Edward Court,
Saint Anne's Square,
Belfast, BT1 2LR
T 028 9043 4300
F 028 9043 4330
www.rhmcommercial.com

CAFFREY COURT, GLEN ROAD, BELFAST BT11 8RH



LOCATION

Located on Caffrey Court with frontage onto Glen Road in West Belfast.

The development is 4 miles from Belfast City Centre and 8 miles from Lisburn.

The retail units form part of a new residential development by Clanmil Housing close to St Mary's Grammar School and CBS Secondary School.

DESCRIPTION

Modern retail units with double frontage to Glen Road and Caffrey Court car park, finished to include aluminium frame shop fronts and electric roller shutters.

LEASE DETAILS

Term

Negotiable subject to a minimum of 5 years.

Repairs

Effective full repairing and insuring by way of service charge.

Unit	Area (Sq Ft)	Rent pa
1	885	Let to Coffee Shop
2	1,066	£9,600
3	1,204	Let to Hairdressers
4	1,690	Let to Community Hub
5	1,727	Let to Convenience Shop
6A	845	Let to Convenience Shop
6B	845	£8,500
7	1,428	£12,800
8A	1,000	£9,000
8B	1,000	£9,000

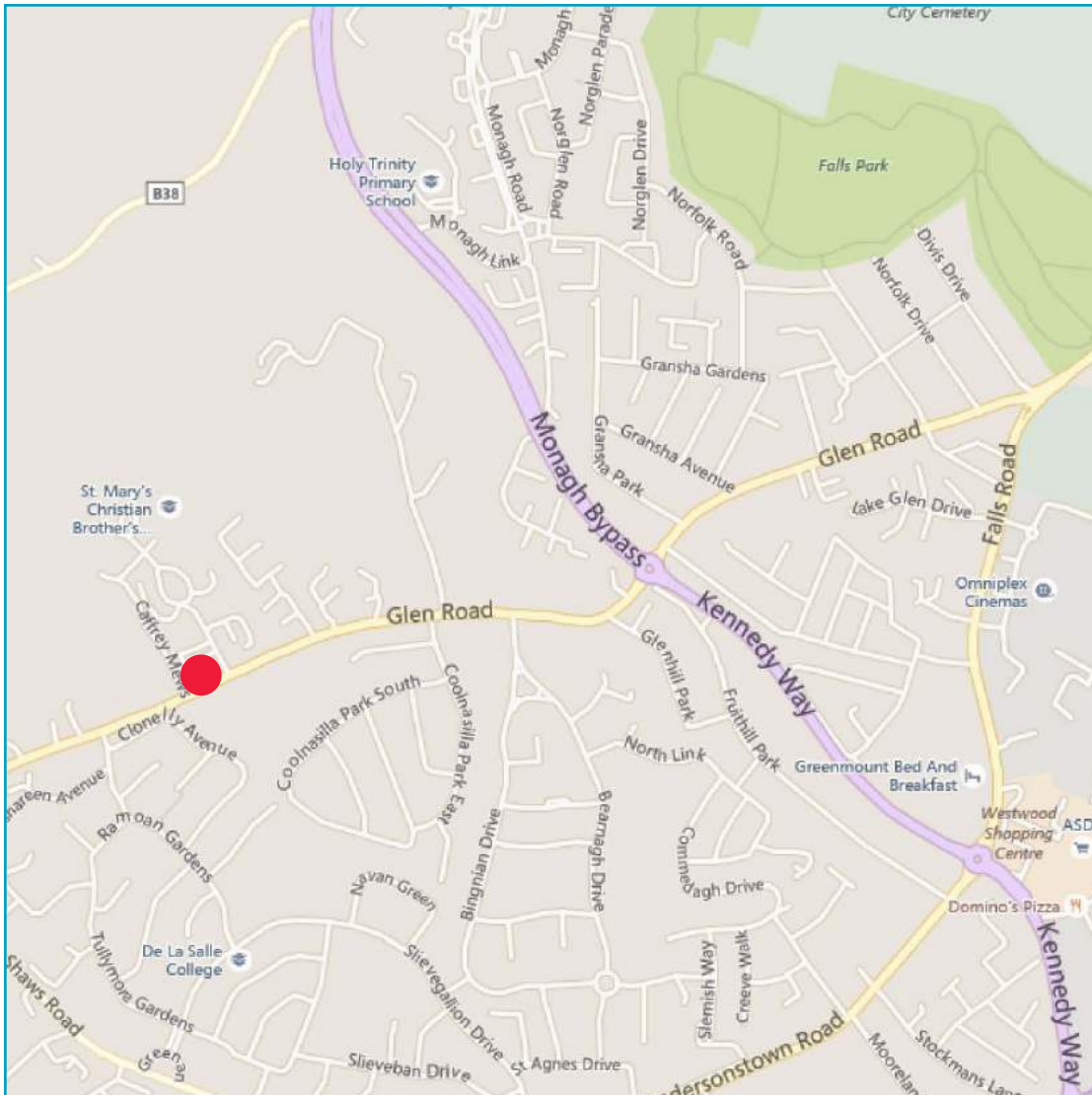


NAV			EPC	VIEWING
Unit	NAV	Discounted Rates Payable 2017/18	Please see attached .	Strictly by prior appointment with RHM Commercial.
2	£6,450	£3,058.23		
3	£9,350	£4,433.25		
6B		To be Assessed		
7	£11,100	£5,263.01		
8		To be Assessed		
(The above figures assume the ratepayer is eligible for Small Business Rate Relief. see www.rhmcommercial.com/stats-facts for more information)			VAT	CONTACT
			The premises are registered for Value Added Tax.	Paul Ritchie T 028 9043 4300 E paul@rhmcommercial.com

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RHM COMMERCIAL LLP

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