



Instinctive
Excellence
in Property.

To Let

Retail Unit

Lynden Court
18 Cregagh Road
Belfast
BT6 9EP

RETAIL



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Location

The property is located on the Cregagh Road in East Belfast, approximately 2 miles from the city centre. Situated along an arterial route the Cregagh Road is easily accessible and benefits significantly from passing vehicular traffic and footfall.

Neighbouring occupiers include Wyse Byse, Co-Op and Subway.

Description

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

- Suspended ceiling with fluorescent strip lighting.
- Plastered/Painted walls.
- Carpet/timber flooring.
- Aluminium framed shop front with glazing.
- External roller shutters.
- Gas fired central heating.

Accommodation

Ground Floor Unit A : 980 sq ft (91.04 sq m)

Lease Details

Term : By negotiation.
Rent : On application.
Repairs : Effective full repairing lease via service charge.
Insurance : Tenant to reimburse landlord for insurance premium.

Rates

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

Ground Floor Unit A - NAV £14,800

The non-domestic rate in the pound for 2018/2019 is £0.602803.

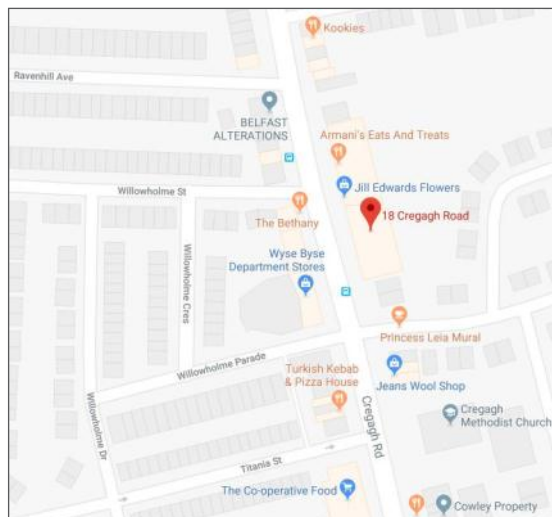
EPC

VAT

All prices quoted are exclusive of VAT.



Location Map



FOR INDICATIVE PURPOSES ONLY

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MISREPRESENTATION ACT 1967

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