



Instinctive
Excellence
in Property.

To Let

Prominent Retail Unit
c. 1,519 sq ft (141.1 sq m)

18 Cregagh Road
Belfast
BT6 9EP

RETAIL

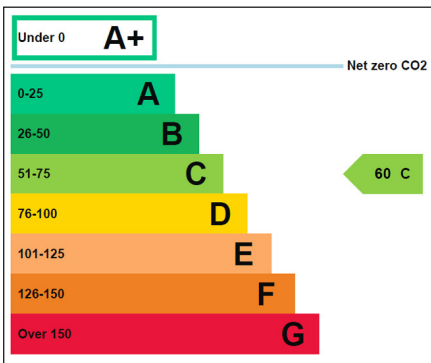


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Location Map



EPC



Location

The premises are situated on the Cregagh Road, a busy arterial route to and from Belfast. The neighbouring area is the commercial core of the Cregagh Road and the surrounding area is densely populated. The unit benefits from good footfall and neighbouring occupiers include Stephen Rea Opticians, Wyse Byse, Stereo Cafe and Kaffe O opposite.

Description

This is a modern self-contained unit providing accommodation on both the ground and first floors. To the rear of the property is a car park for the tenants' use and deliveries. Internally the unit provides a modern fitted unit with suspended ceiling, air con and an electric roller shutter. The first floor provides storage, office and staff facilities.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground floor	1,145	106.4
First Floor	374	34.7
Total Net Internal Area	1,519	141.1

Rates

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

Net Annual Value: £15,300
Estimated rates payable: £9,170

Lease Details

The premises are available to let by way of a new lease on terms to be negotiated.

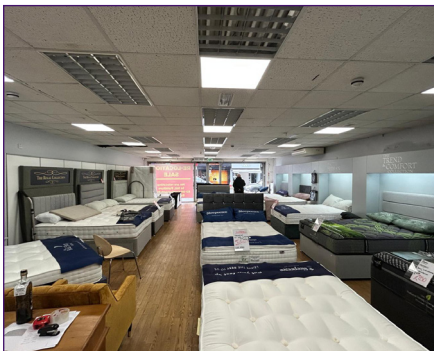
Rent: £16,000 per annum

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.



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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.