

TO LET – COMMERCIAL UNIT

UNIT 2 BRIARWOOD VIEWS, GILNAHIRK ROAD, BELFAST, BT5 7QL



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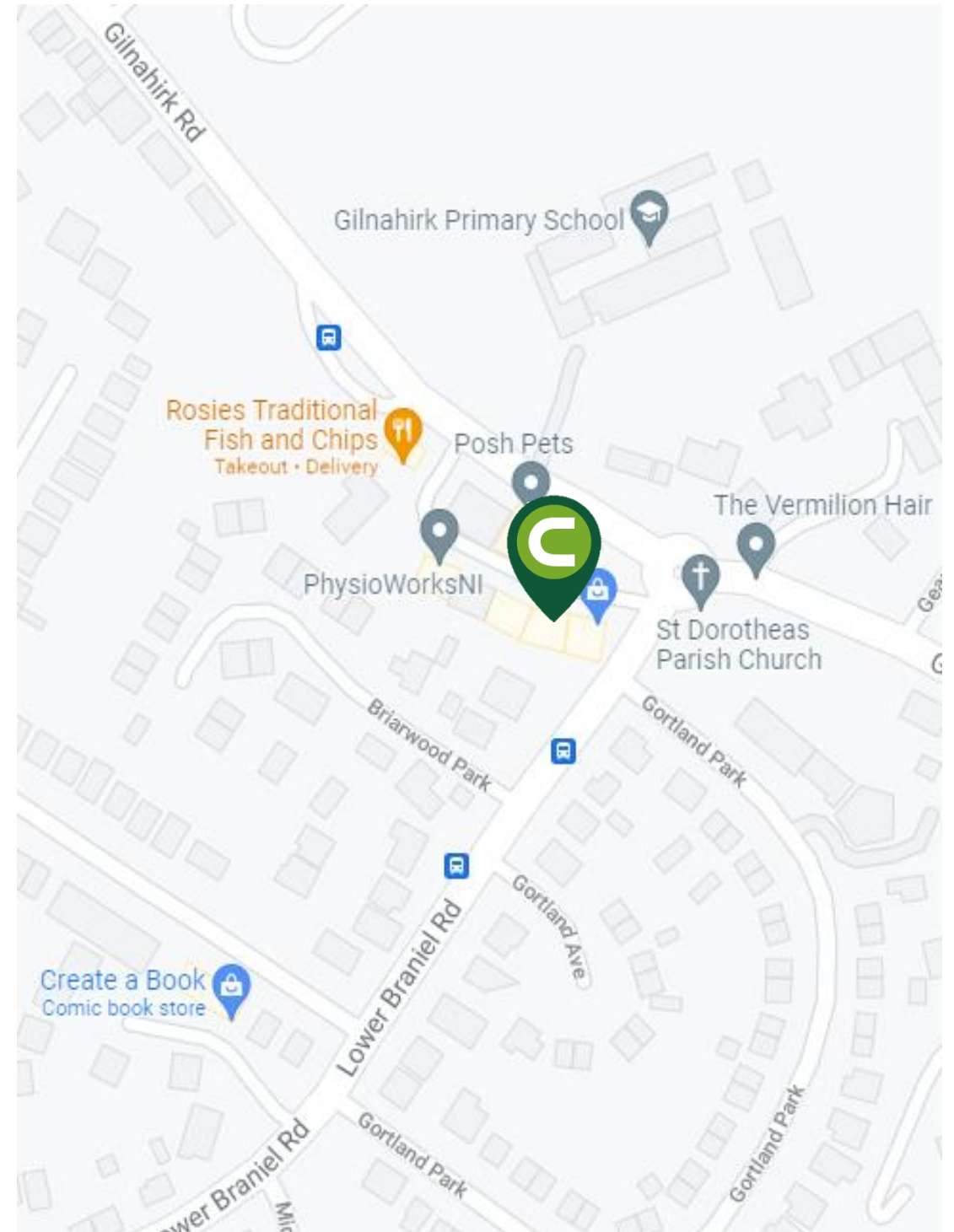
LOCATION

The subject property is located on the Gilnahirk Road, in the east of Belfast. The unit benefits from excellent frontage and would be suitable for a number of uses, subject to the appropriate planning consent.

Nearby occupiers include, Winemark, Posh Pets, Vermillion, Russels Shop4You, PhysioWorksNI, Tropical Tan and Tranquil Beauty.

DESCRIPTION

The subject premises comprises of self-contained ground floor commercial unit, ready for tenant's fit out, with adequate on-site car parking. The current fit-out includes a tiled floor, suspended ceiling with recessed and drop lighting, a kitchen and storage space and WC.



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TENURE

RENT	£12,500 per annum
TERM	Negotiable
REPAIRS & INSURANCE	Effectively Full Repairing and Insuring

RATEABLE VALUE

We have been advised by Land and Property Services that the rateable value is £8,500. The rate poundage for 2021/2022 is £0.505616 therefore the rates payable for the current year are £4,298.

VAT

All prices are quoted exclusive of VAT, which may be payable.



CONTACT US

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The property extends to the following approximate area:

ACCOMODATION	SQFT	SQM
Unit 2	729	68
Ground Floor		

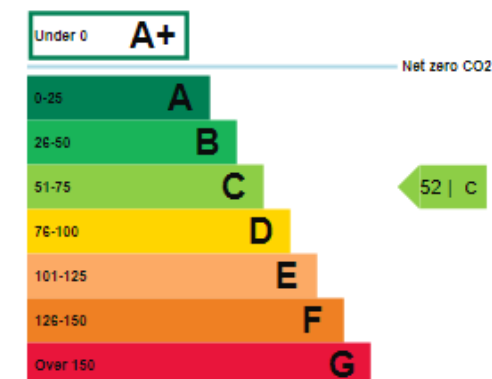
EPC

The building has been rated as C52 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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