

# TO LET

## FULLY FITTED RESTAURANT/RETAIL UNIT

### C. 2,858 SQ FT



**Campbell  
Cairns**  
Commercial

**028 9024 9024**

# 125 ANDERSONSTOWN ROAD, BELFAST

## DESCRIPTION

- Andersonstown Road is one of Belfast busiest thoroughfares benefiting from a high volume of passing trade with the surrounding area being densely populated.
- Unit located opposite Andersonstown Leisure Centre which is currently under redevelopment.
- Formally "Supermacs" Restaurant.

*Note: The unit is fully equipped as a fast food restaurant. The equipment can be made available at an additional cost. Details on request.*

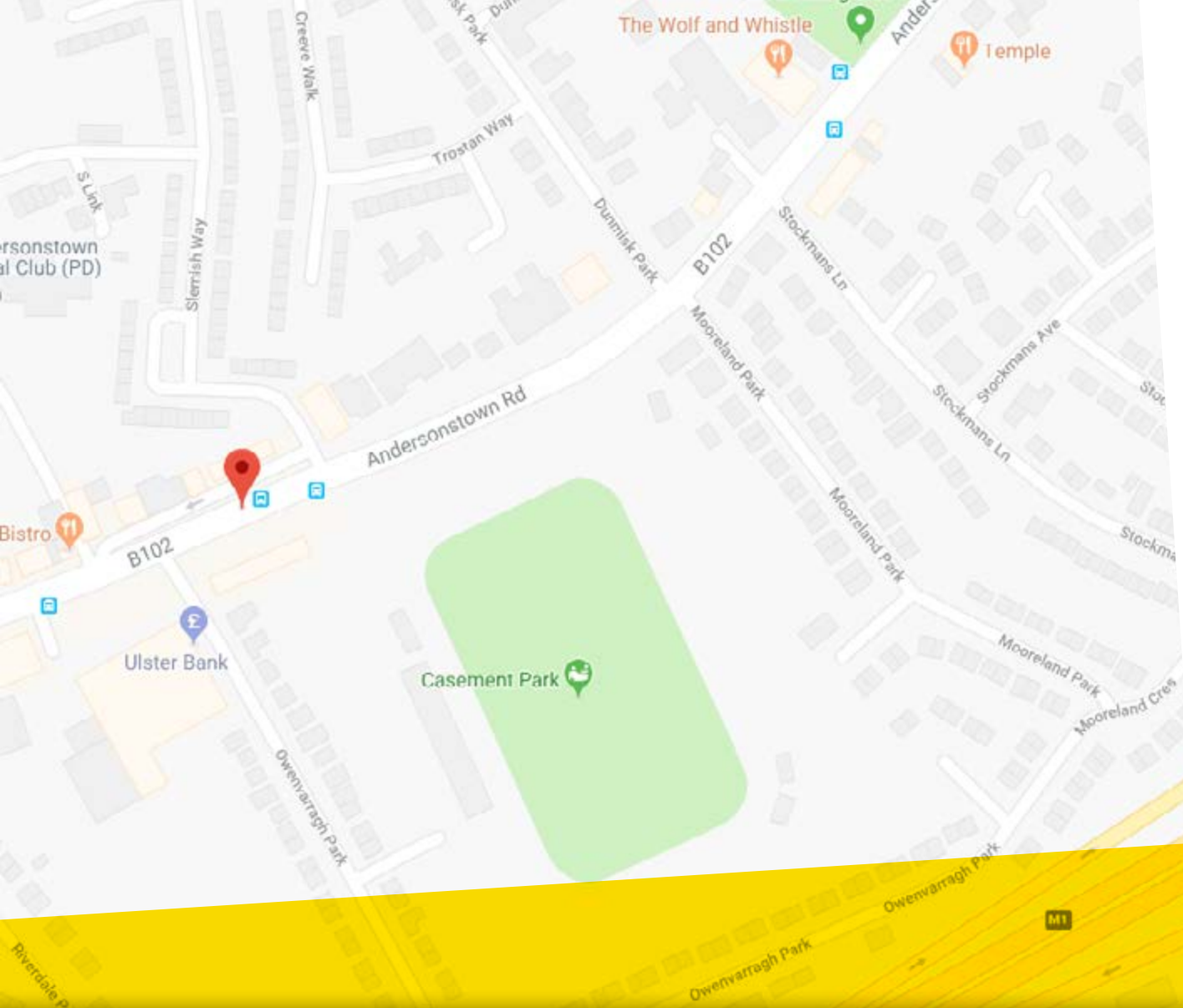
- General finishes include, shop front, electric roller shutters, suspended ceilings, lighting, plastered and painted walls and WCs



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## ACCOMMODATION

Frontage	53' 10"	16.41m
Internal Width	64' 4"	19.6m
Gross Internal Area	2,858 sq ft	265.51 sq m

## NAV

We are advised by Land & Property Services that the NAV is £52,600. Rate poundage 2018/2019 is £0.602. Current annual rates bill £31,665.20.

## LEASE DETAILS

Rent:	£50,000 per annum exclusive
Term:	Negotiable
Repairs/Insurance:	Full Repairing and Insuring Terms



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## VIEWING

Strictly by appointment through  
Campbell Cairns (Tel: 028 9024 9024).

## VAT

Prices, outgoings and rent do not include  
VAT which may be chargeable.

## JOINT AGENT

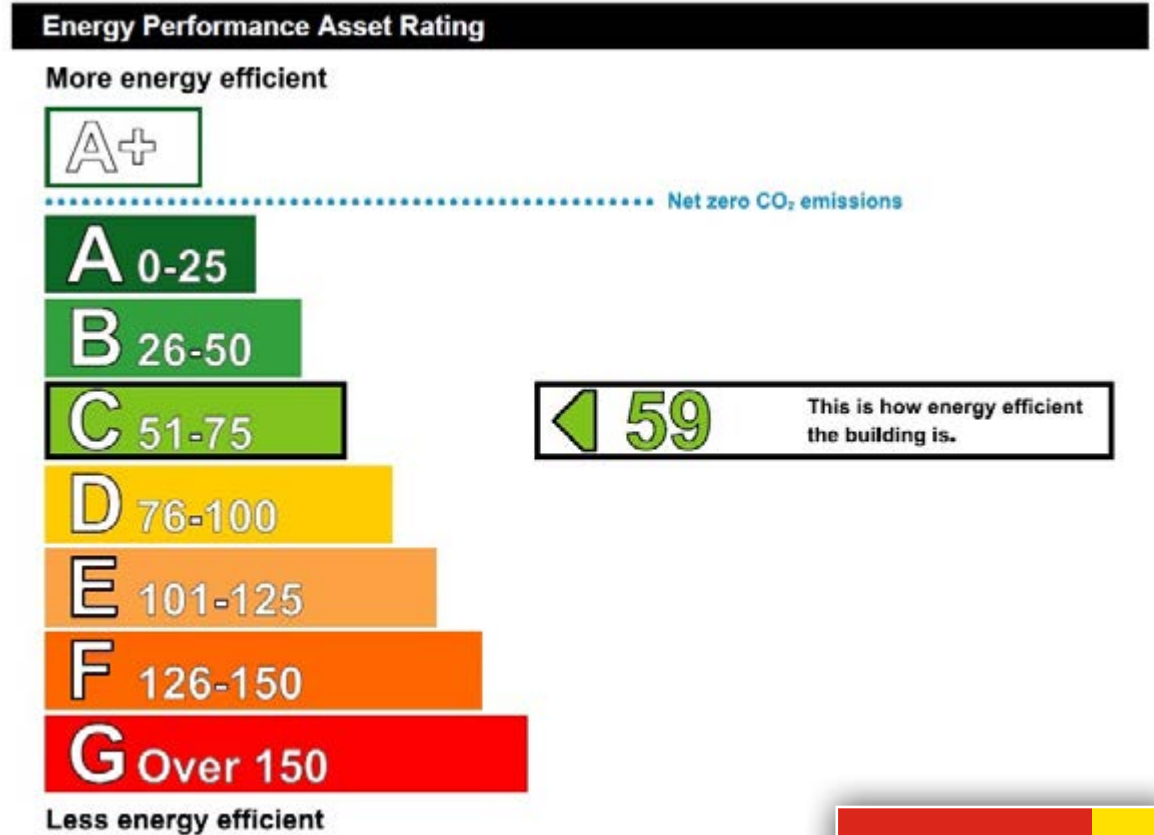
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## EPC



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