

# TO LET

## A NEW DEVELOPMENT OF 3 NO SHOP UNITS



# 20 CREGAGH ROAD BELFAST

**Campbell  
Cairns**  
Commercial

**028 9024 9024**

Total C.2,045sqft / 189.98sqm

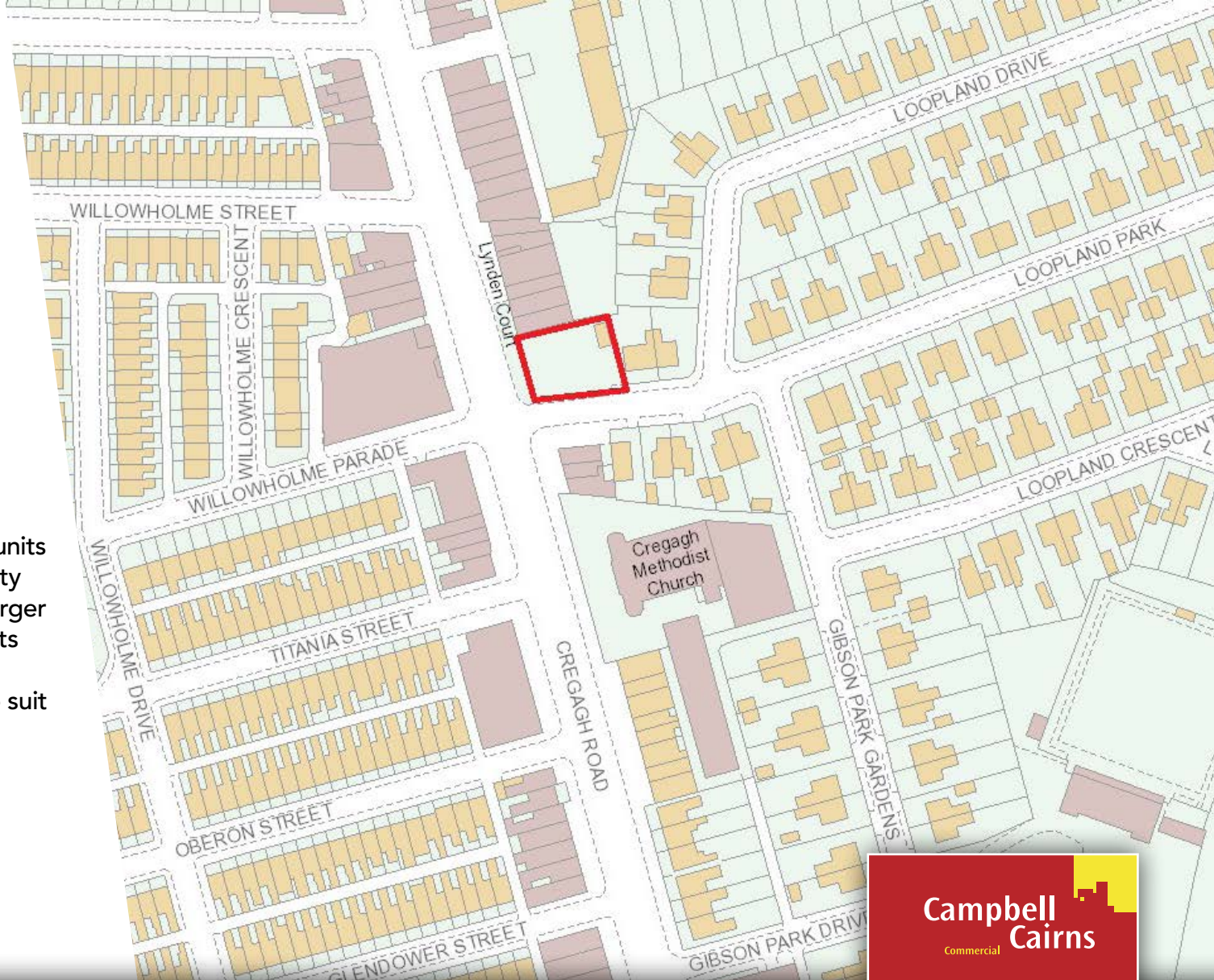


## LOCATION

- Prominent location on this busy arterial route at the corner of Cregagh Road and Loopland Road.
- The immediate surrounding area is made up of densely populated streets and avenues
- Nearby retailers include Boots, B&M Bargains, Wyse Byse, Iceland, and Kaffe O

## DESCRIPTION

- New development comprising 3 new shop units to let, which will be suitable for a wide variety of retail uses. The retail units are part of a larger development which will offer 9no apartments on the upper floors.
- 2 or 3 of the shop units can be combined to suit requirements
- Units will benefit from main services and powder coated shop fronts.
- Available August 2021



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## ACCOMMODATION

Unit 1	716sqft	66.51sqm
Unit 2	646 sqft	60.00sqm
Unit 3	683 sqft	63.45sqm
<b>Total</b>	<b>2,045sqft</b>	<b>189.98sqm</b>

## LEASE DETAILS

Term: Negotiable

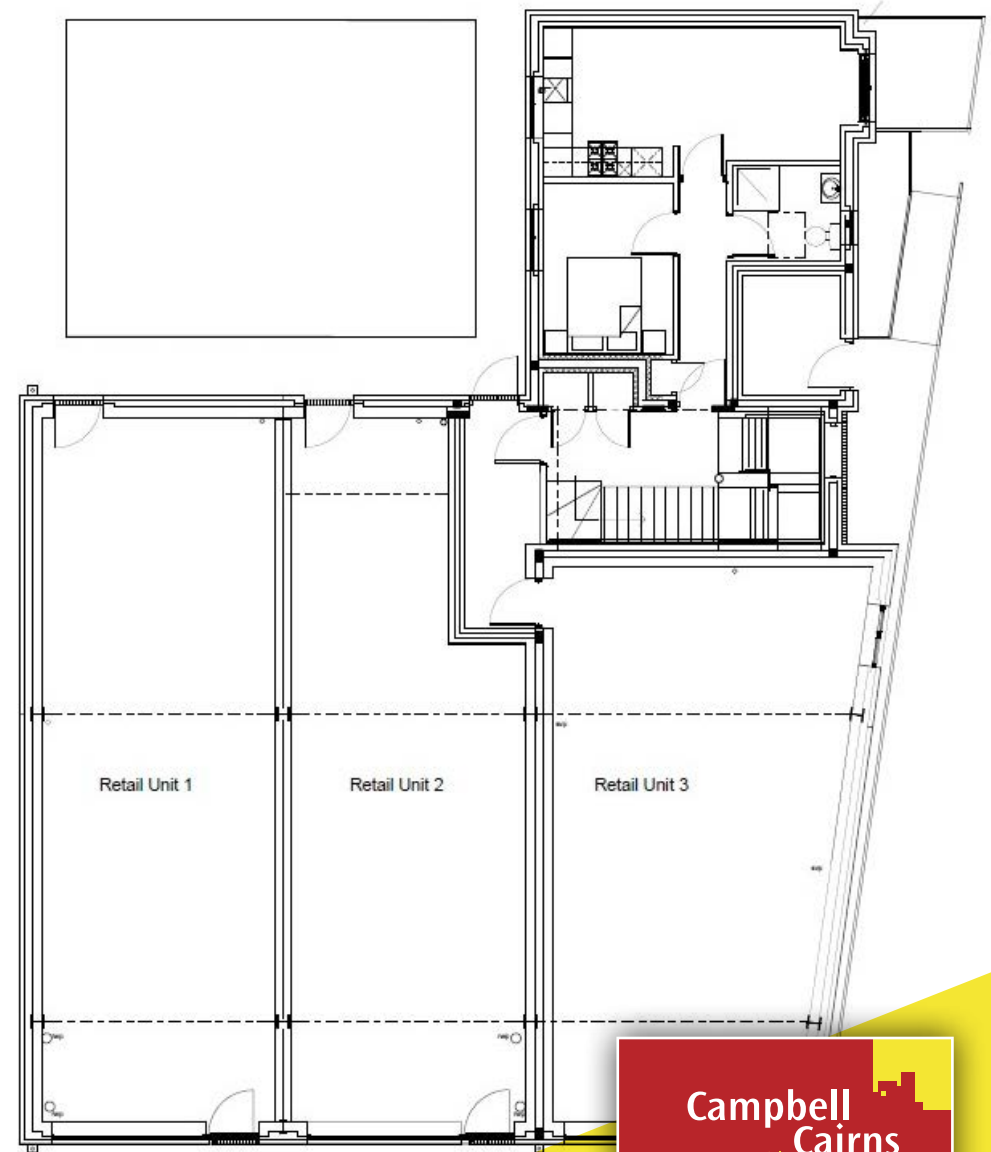
Rents:	Unit 1	£13,000pa exclusive
	Unit 2	£12,000pa exclusive
	Unit 3	£12,500pa exclusive

## INSURANCE

Tenants to reimburse the landlord with the cost of buildings insurance

## REPAIR

Tenants responsible for internal repairs to the units including shop fronts, along with a fair proportion of the cost of external repairs.



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## VAT

Prices outgoings and rentals do not include VAT which will be chargeable.

## RATES

Not yet assessed. Estimates available on request

## EPC

will be provided upon completion of the development.

## VIEWING

By appointment through Campbell Cairns



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