



31 Belmont Road

Belfast, BT4 2AA

Retail Opportunity

655 sq ft
(60.85 sq m)

- Prime position on the popular Belmont Road
- High volume of both pedestrian footfall and vehicular traffic
- Immediate availability
- Short term lets may be considered

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Summary

Available Size	655 sq ft
Rent	£9,500 per annum
Rates Payable	£6,265.92 per sq ft
Rateable Value	£10,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The shop comprises a retail unit which previously traded as a toy shop, with an ancillary office and storage area located to the rear

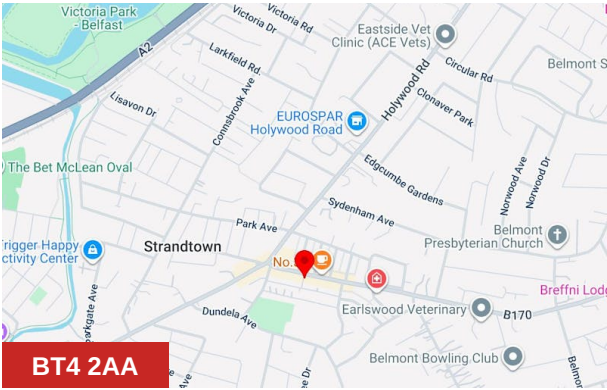
The unit is fitted out to include laminate flooring, suspended ceiling incorporating modular light cartridges with diffusers and aluminium shop front with roller shutters.

The unit also benefits from a security alarm system.

Location

This shop is located on the Belmont Road, one of East Belfast's most popular retail locations with a high volume of both pedestrian and vehicular flow.

Notable retailers within the area include Tesco, Dundela Pharmacy, Winemark and McKees Butchers. There are also an increasing number of coffee shops, delicatessens and restaurants to include Olivers, Morellis, Café Nero and Pizza Hut.



Viewing & Further Information



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