

TO LET

Rose Terrace, 215- 225 Castlereagh Road, Belfast, BT5 5FH
HIGH PROFILE RETAIL UNITS FROM 700-4,200 SQ. FT.

Lisney

COMMERCIAL REAL ESTATE



FEATURES

Prominent roadside location adjacent to Tesco.

High volumes of passing vehicular trade.

Suitable for a variety of food, retail or A2/office uses, subject to planning.

Immediate availability.

LOCATION

The subject property occupies a prominent corner site at the junction of Castlereagh Road and Loopland Drive, approximately 2 miles south east of Belfast City centre and situated opposite the Tesco food store.

The property fronts Castlereagh Road, one of the primary arterial routes into the City centre and is located in close proximity to the A55, Outer Ring road, providing ease of access to the wider motorway network.

The immediate area is characterised by a mix of commercial uses along with medium to high density housing.

DESCRIPTION

The subject property occupies a prominent corner site at the junction of Castlereagh Road and Loopland Drive. The property comprises a modern development containing 5 no. single storey retail/hot food units, all of which are currently available.

All units are self-contained with rear access for servicing and are immediately available.

ACCOMMODATION

	SQ. FT
Unit 1	700
Unit 2 & 3	1,400
Unit 4 & 5	2,100

REPAIRS & INSURANCE

The space will be let on effective full repairing and insuring terms by way of service charge recovery.

RENT

Rent on application.

TERM

By way of negotiation.

RATES

We have been advised by Land and Property Services of the following;

Rates Payable 2023/2024

Unit 1	£3,605
Unit 2 & 3	£7,897
Unit 4 & 5	£11,502

VAT

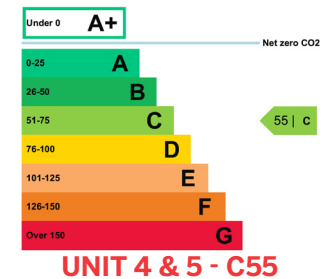
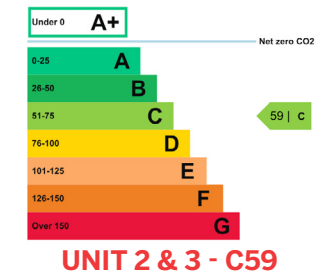
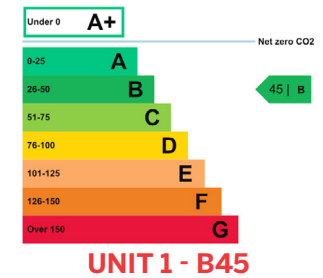
All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

LOCATION



EPC

The properties have Energy Efficiency ratings as follows. Full Certificates can be made available upon request.



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For further information:

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Viewing Strictly by appointment with the sole selling agent Lisney.

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