



TO LET

ROSE TERRACE, 215-225 CASTLEREAGH ROAD, BELFAST, BT5 5FH  
HIGH PROFILE RETAIL UNITS FROM 700 - 4,200 SQ. FT

Lisney

## 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

Unit 1	700 sq ft
Unit 2 & 3	1,400 sq ft
Unit 4 & 5	2,100 sq ft

## 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

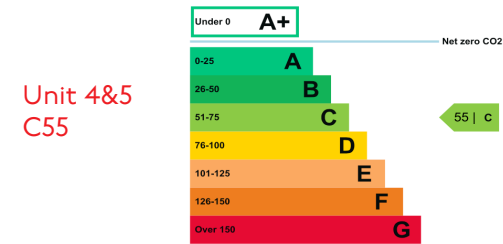
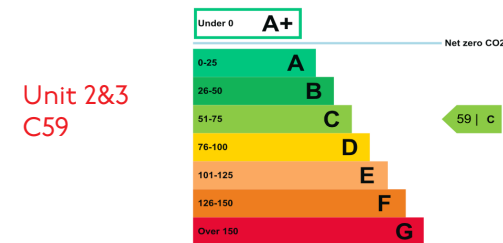
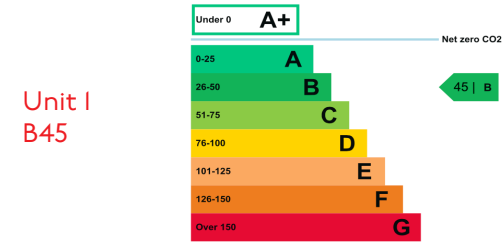
We have been advised by Land and Property Services of the following;

### Rates Payable

Unit 1	£3,530
Unit 2 & 3	£7,712
Unit 4 & 5	£11,243

## EPC

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



## Value Added Tax

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



## Contact

Strictly by appointment with the Letting agent.  
For further information please contact:

Jonathan Haughey

028 9050 1540 / 07718 571 498

jhaughey@lisney.com

Further information is available at [www.lisney.com](http://www.lisney.com)