

Subject Unit

To Let Hot Food Unit

140 Stewartstown Road, Belfast BT11 9NB



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COMMERCIAL

028 90 500 100

SUMMARY

- High profile location on Stewartstown Road, within a modern Petrol Filling Station & Retail scheme anchored by Centra.
- Planning approval granted for hot food takeaway.
- Unit of c. 90 m² (974 ft²).

DESCRIPTION

- The subject comprises a unit of c. 90 m² (974 ft²) within a modern development, anchored by Centra convenience store and Top Petrol Filling Station, together with two commercial units, one of which is Let to Little Panda Chinese Takeaway.
- Unit 1 comprises an area of approximately 90 m² (974 ft²).
- Planning approval granted for hot food takeaway under LA/04/2025/1577/F.

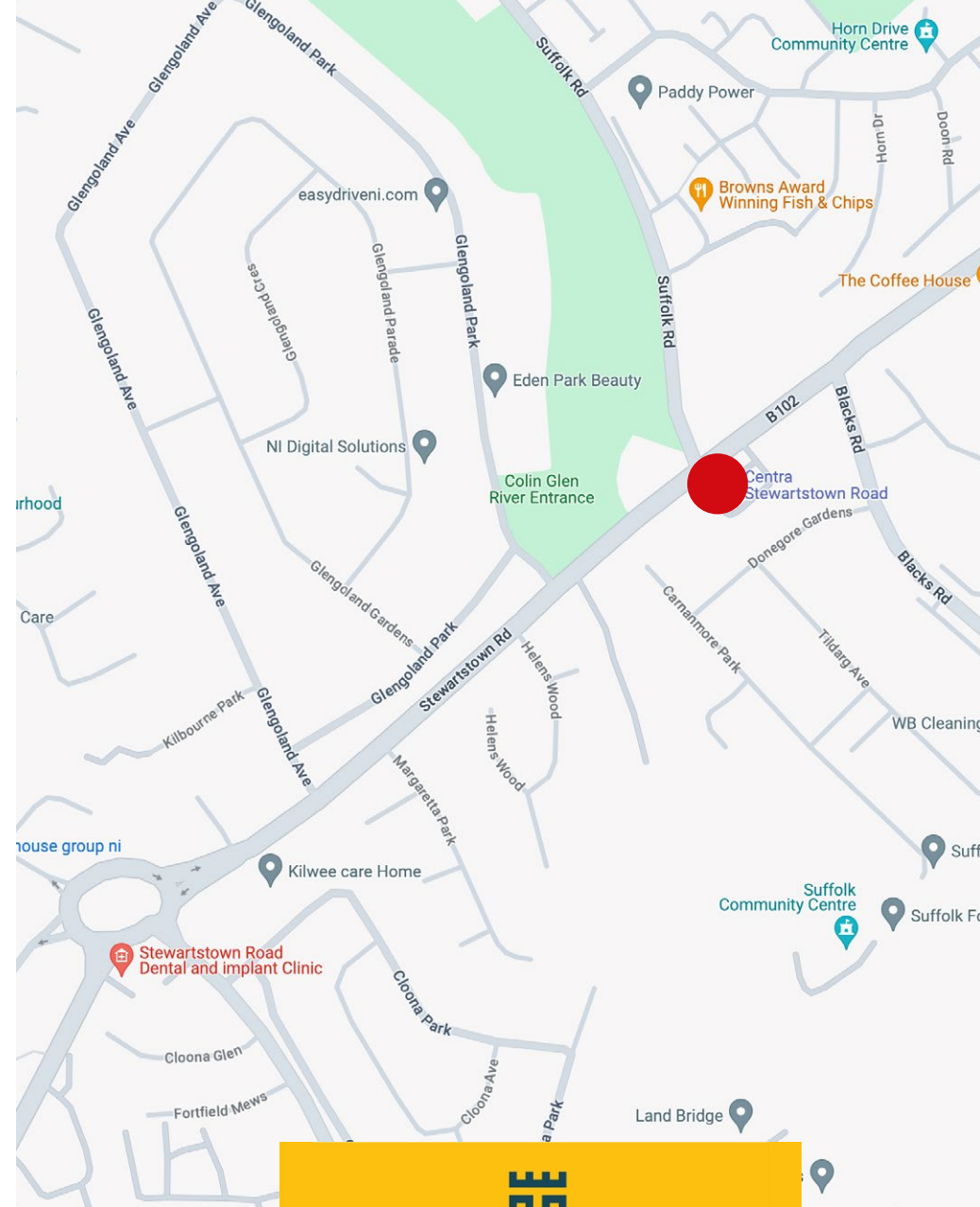
LOCATION

- The subject development occupies a highly prominent location on the Stewartstown Road, one of Belfast's busiest arterial routes, close to its junction with the Suffolk Road.

SPECIFICATION

The subject unit is completed to a shell specification to include:

- Two Aluminum Framed Double Glazed Shop Fronts to Forecourt and Stewartstown Road.
- Electric roller shutters.
- Smooth Cement Floor Finish.
- The main services have been brought to a point ready for tenants fit-out.
- Emergency Lighting and Fire Alarm System .
- Gas available to site.



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ACCOMMODATION

Description	Sq M	Sq Ft
Unit 1	90	974

RATES

NAV: £9,850.00

Rate in £ 2026/2027 = 0.650288

Therefore Rates Payable 2026/27 = £6,405.33

Note: The property may be applicable for Small Business Rates Relief. Interested parties are advised to check their rates liability with LPS.

LEASE DETAILS

Term: 15 years.

Rent: £22,500 per annum, exclusive.

Rent Review: Upwards only every 5 years.

Repairs & Insurance: The tenant will be responsible for internal repairs and reimbursement of the building insurance premium to the Landlord.

Service Charge: Levied to cover a fair proportion of the cost of external repairs, upkeep of communal areas within the scheme, car park management fees and any other reasonable outgoings of the Landlord.

Deposit/Guarantor: A security deposit amounting to 3 months rent will be held by the Landlord in case of default. The Landlord may also require a suitable guarantor.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



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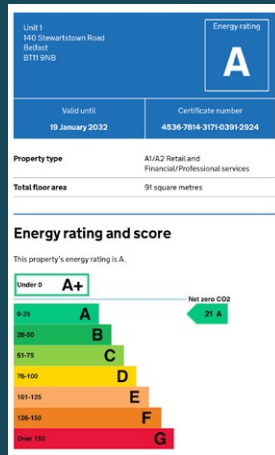
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EPC



CONTACT

For further information or to arrange a viewing contact:

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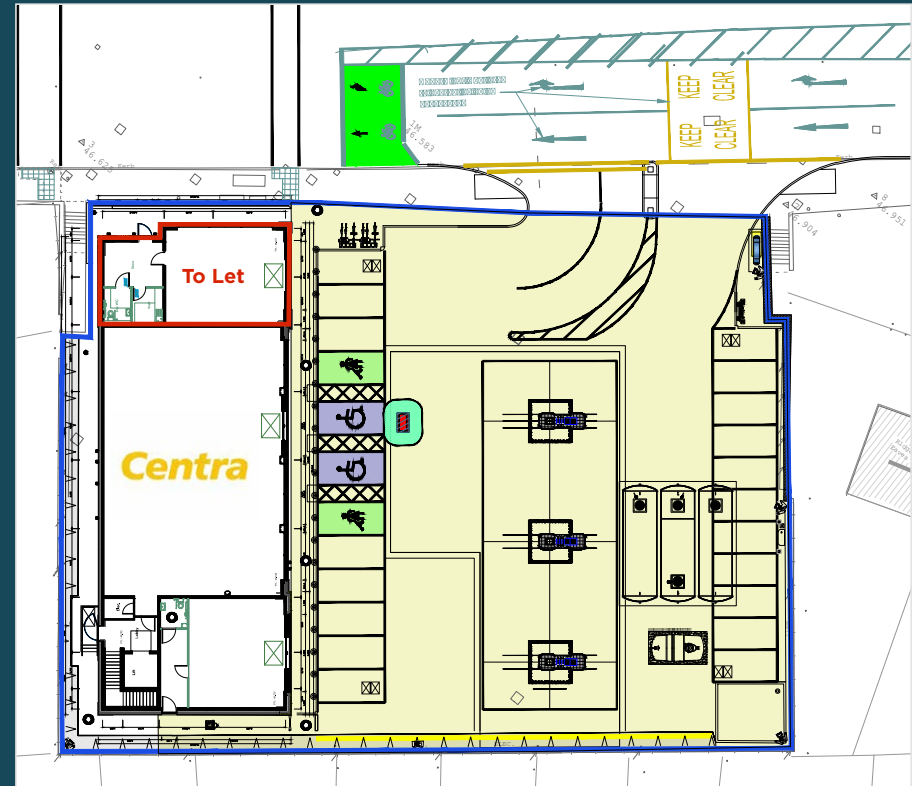
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Not To Scale. For indicative purposes only.



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