

OK
T

TO LET

Unit F, 636 Saintfield Road, Belfast, BT8 8BT

Retail / Office Unit within Prominent Petrol Filling Station Development

LOCATION

The subject is located on the Saintfield Road in Carryduff, c. 6 miles south of Belfast City, c. 9 miles from Lisburn and c. 9 miles from Ballynahinch, with c. 50% of the NI population within a 20-mile radius, affording it excellent accessibility.

The Saintfield Road is one of Belfast's busiest and main commuter routes carrying a large volume of vehicular traffic to and from the city daily and shares a junction with the A55 outer ring at Forestside, providing ease of access to Belfast City Airport, the motorway network, and the rest of the province.

The subject property is situated within a popular petrol filling station complex with a c. 63 space car park. Occupiers within the complex include Centra, John Dory's, Carryduff Plumbing Supplies, and Ladbrokes.

DESCRIPTION

The subject comprises a new build retail / office unit within a parade of retail and hot food units. The property is finished to developer's shell condition with a glazed aluminium shop front and capped services ready for tenant fit out.

The unit would be suitable for a variety of uses subject to any necessary planning consents.

ACCOMMODATION

DESCRIPTION

Ground Floor

AREA (SQ M)

c. 111 sq m

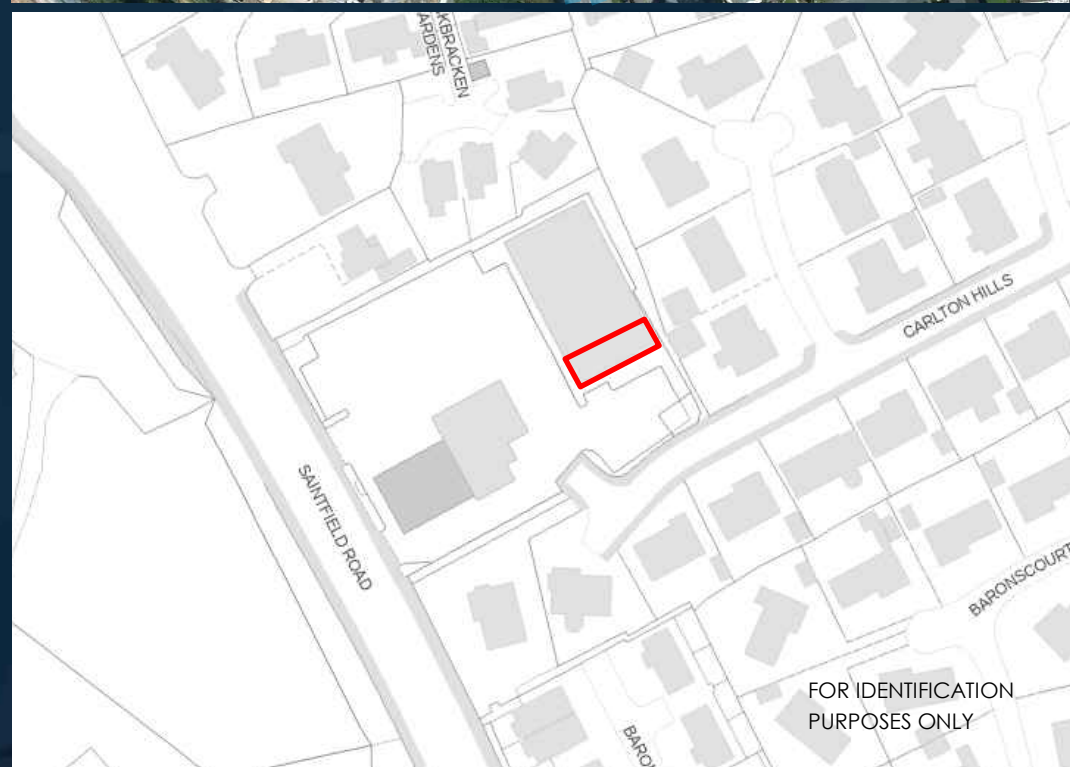
AREA (SQ FT)

1,194 sq ft

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 8152



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LEASE DETAILS

RENT: Price on Application
TERM: Negotiable

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

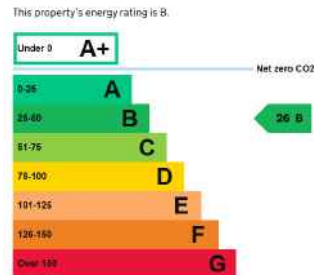
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £14,500

Estimated rates payable in accordance with LPS Website:
£8,209.18

All prospective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

JAMES CHRISTIE

james.christie@okt.co.uk

O'CONNOR KENNEDY TURTLE

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 | Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 okt.co.uk



OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.