



UNIT BESIDE



ORTO

Prominent
Retail Unit

Ground Floor - 340 sq ft

Unit A, 640 Antrim Road,
Belfast BT15 5GP

TO LET

PROPERTY SUMMARY

- **Highly prominent unit**
- **On site car parking**
- **Close Proximity to Belfast Castle and Belfast Zoo.**
- **Located between General Merchants and Orto Pizza.**

LOCATION

The Antrim Road serves as a primary thoroughfare between North Belfast with Belfast City Centre. The region around the property is primarily residential and has a mix of medium- and high-density dwellings. The local area has a diverse population in terms of age and socioeconomic status.

Nearby occupiers include Orto Pizza, General Merchants, Madigan's Court Petrol Station, Cave Hill Adventure Playground and The Lansdowne Hotel.

DESCRIPTION

The subject property comprises a prominent ground floor retail unit extending to approximately 341 sq ft, situated within a well-established mixed-use scheme with frontage on to the Antrim Road in North Belfast.

The wider scheme benefits from a diverse tenant mix including established local operators such as Orto Pizza, General Merchants, Dean Samuels Barber Shop, Wardlow & Co Accountants and NW Care. The area benefits from strong passing traffic and on-site parking serving both occupiers and customers.



ACCOMMODATION

Description	Size (Sq Ft)
Ground Floor	340
Total	340

Access to rear car parking

LEASE DETAILS

Term:	5 Year Lease
Rent:	£ 8,500 per annum
Repairs:	Effectively full repairing basis by way of a service charge,
Service Charge:	Levied to cover external repairs, maintenance, and management of the common parts. Estimated at approx. £745.00.
Insurance:	Tenant to pay a proportion of the building's insurance premium. Estimated at approx. £95.00.

RATEABLE VALUE

We are advised by Land & Property Services that this unit NAV is rated at £6,300 and the rates are estimated for 2026/2027 at £4,094.86.

EPC

The building is currently rated as C57 under EPC regulations. A copy of the EPC Certificate can be made available upon request.

VAT

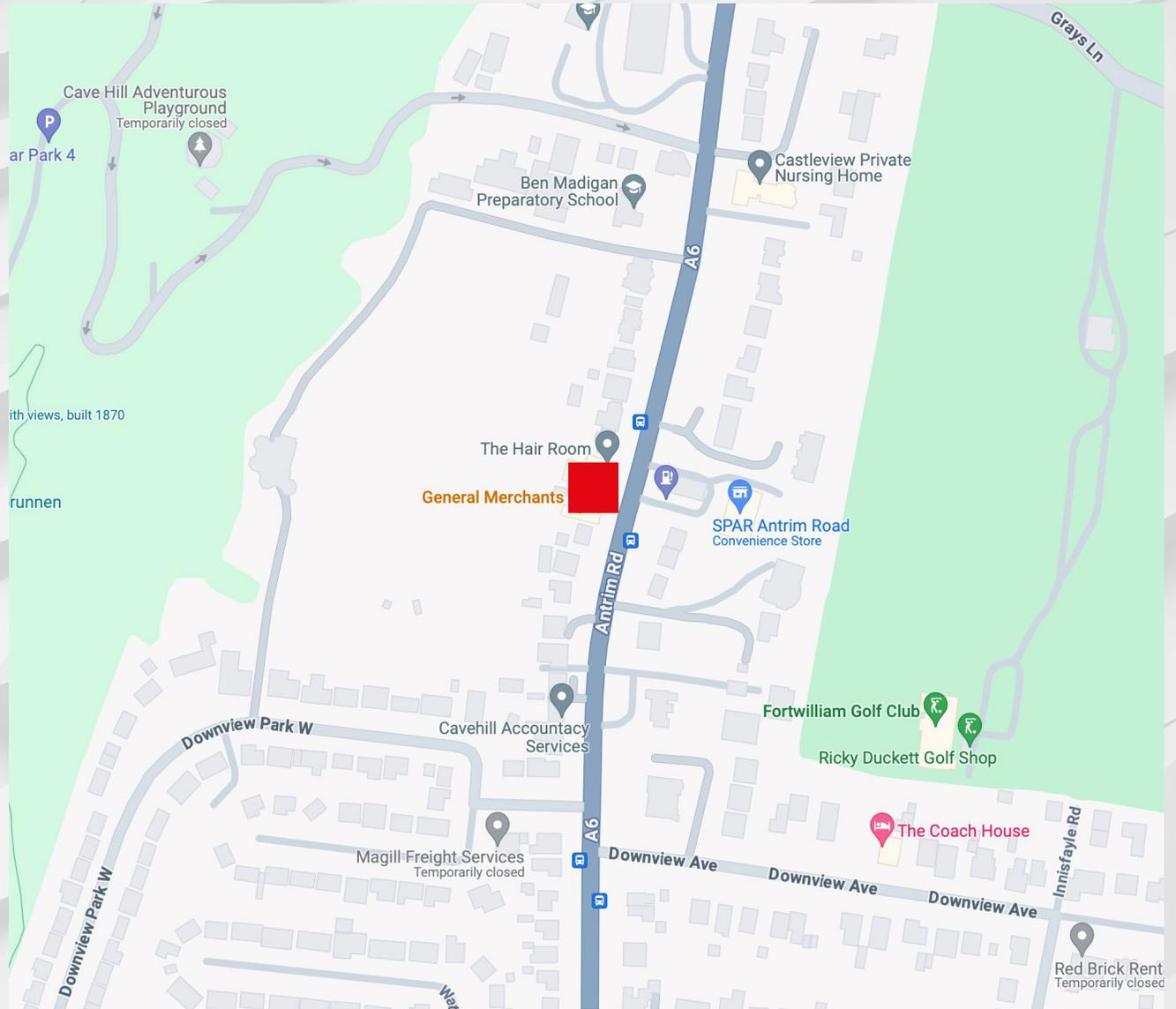
All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.



VIEWING AND FURTHER INFORMATION

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