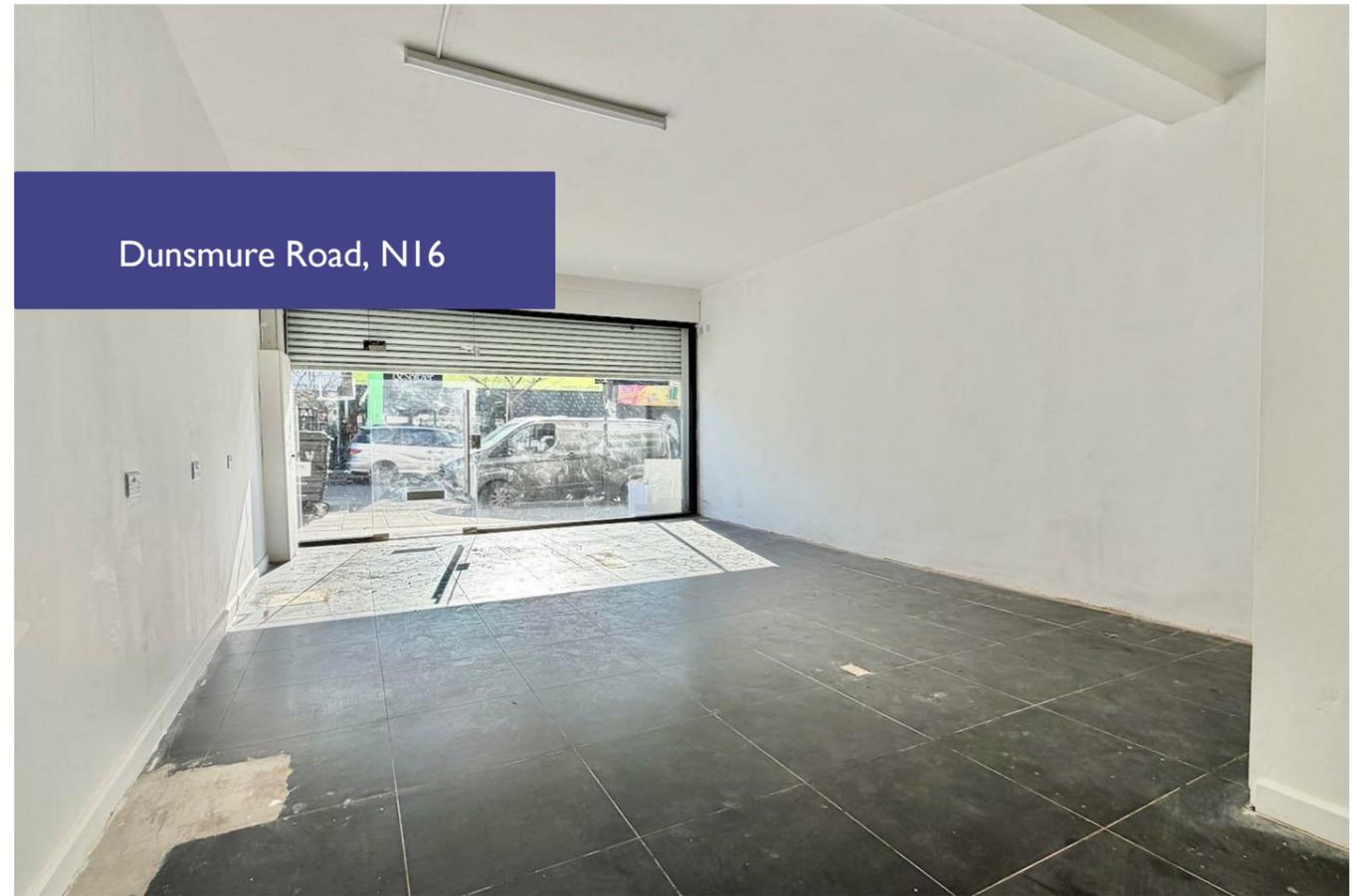


Dunsmure Road, NI6



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- Ground Floor & Basement
- Class E
- 936.39 sq. ft
- New 10 Year Lease
- Empty Shell

**£25,000 PER ANNUM**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



# About The Property...

This spacious Class E premises offers 936.39 sq. ft over ground floor and basement, and sits amongst an established parade of shops within a residential area and also within short distance of transport links .

With electric shutters already fitted, and a modern, glazed shop front which leads into the ground floor (462.76 sq. ft) which is fully open plan , followed by stairs leading down to the basement level (473.63 sq. ft) which is further useable space and is fitted with a WC, and two storage areas.

## Key Information

Class E Use

New Lease of 10 Years Offered

Rent Review - 5th year with 5% increase

3 Months Rent Deposit

Current Rateable Value £15,500

Rates Payable - £7,734.50

