



# TO LET - SHOP

(with hot food carry out planning consent)

**35 Glen Road, Castlereagh, Belfast, BT5 7LT**

**About** - The property is located just off the Upper Knockbreda Dual Carriageway Road and enjoys good frontage onto the Glen Road near the junction with the Lower Braniel Road. The immediate vicinity is density housing. The unit is partially fitted as a hot food take away.

**Accommodation** - Shop: 473 square feet, Store 77 square feet.

**Rateable value** - £4,600. Rates payable 2019/20: £2,825

**Quoting rent** - £7,250 per annum.

**Insurance** - Tenant will pay a fair proportion of the cost of insuring the property.

**Repairs** - Tenant responsible for internal repairs only.

**Contact** - 028 9044 1000 | 07801 032053



**WHELAN**

# Energy Performance Certificate

Northern Ireland

Non-Domestic Building

35, Glen Road  
Castlereagh  
BELFAST  
BT5 7LT

Certificate Reference Number:  
2318-3019-0703-0100-6895

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at [www.finance-ni.gov.uk](http://www.finance-ni.gov.uk).

## Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 112

This is how energy efficient the building is.

## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	57
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	301.72
Primary energy use (kWh/m <sup>2</sup> per year):	1703.4

## Benchmarks

Buildings similar to this one could have rating as follows:

32

If newly built

85

If typical of the existing stock

## Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008 (as amended).

**Assessment Software:** iSBEM v4.1.g using calculation engine SBEM v4.1.g.0

**Property Reference:** 383781110000

**Assessor Name:** Christopher

**Assessor Number:** EES/017195

**Accreditation Scheme:** Elmhurst Energy Systems

**Employer/Trading Name:** Belfast-EPC

**Employer/Trading Address:** 219 Upper Lisburn Road

**Issue Date:** 19 Jan 2020

**Valid Until:** 18 Jan 2030 (unless superseded by a later certificate)

**Related Party Disclosure:** Not related to the owner.

**Recommendations for improving the property are contained in Report Reference Number: 0630-0140-1732-8199-8006**

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get the contact details of the accreditation scheme from the website for the Department of Finance at [www.finance-ni.gov.uk](http://www.finance-ni.gov.uk), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.