

TO LET – GROUND FLOOR RETAIL UNIT (BY WAY OF SUB-LEASE) **CBRE NI**

119 FALLS ROAD, BELFAST, BT12 6AA

PART OF THE AFFILIATE NETWORK



TO LET – GROUND FLOOR RETAIL UNIT (BY WAY OF SUB-LEASE)

119 FALLS ROAD, BELFAST, BT12 6AA

Location

The property is located on the Falls Road in the heart of West Belfast close to the Springfield Road and Grosvenor Road intersection. The surrounding area comprises a mixture of residential and local commercial businesses while nearby amenities include the Royal Victoria Hospital and Dunville Park. Neighbouring occupiers include Subway, Ravenous and Falls Pharmacy.



Description

The property comprises a ground floor retail unit and is finished to include laminate flooring, plastered walls and ceiling. WC and staff kitchen facilities are also provided,

Accommodation

| Area | Sq Ft | Sq M |
|--------------|-------|--------|
| Ground Floor | 1,166 | 108.32 |

Lease Details

| | |
|-------------------|---|
| Rent | On Application |
| Term | Negotiable |
| Repairs/Insurance | Effective full repairing and insuring basis |

Rateable Value

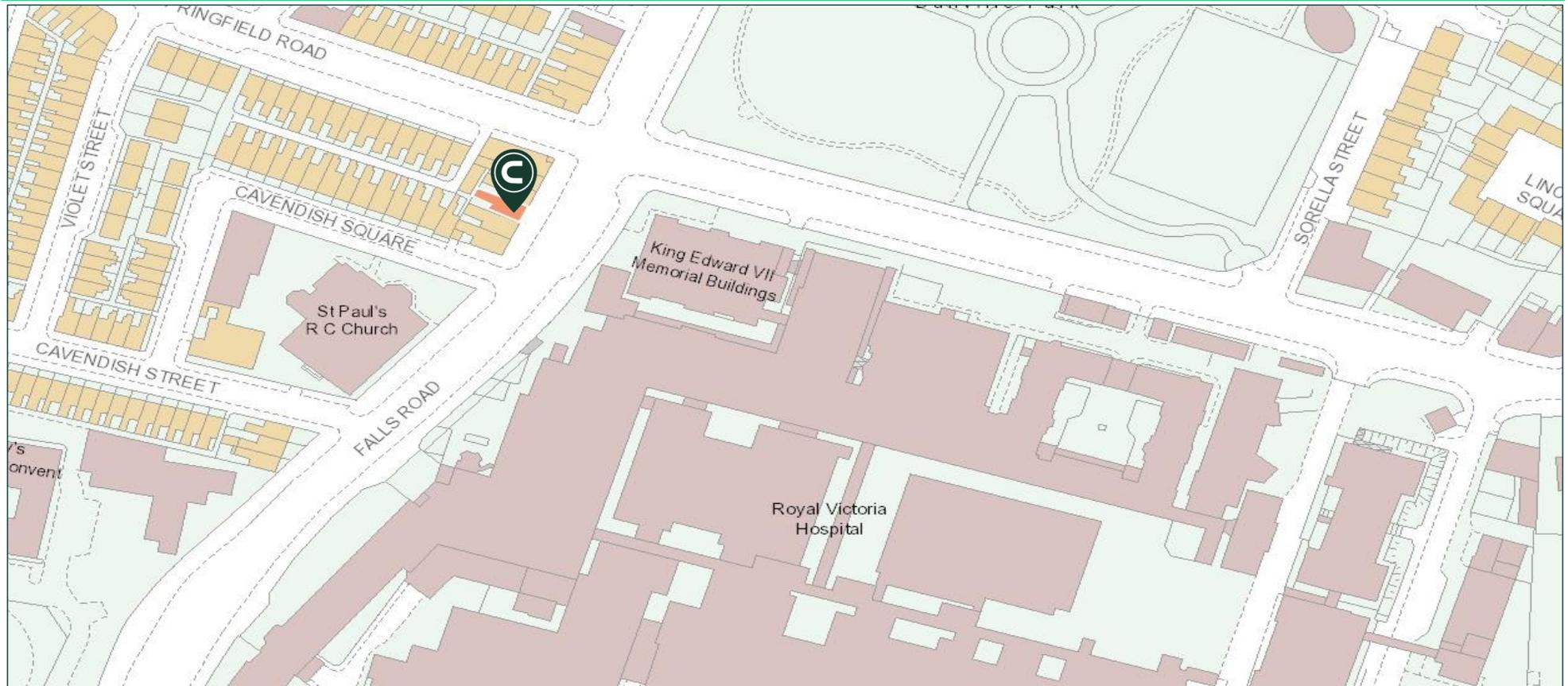
We have been advised by Land and Property Services that the estimated rateable value is £8,350. The rate in the £ for 2023/24 in Belfast is £0.572221 therefore the estimated rates payable for 2023/24 are £4,778.05.

VAT

All prices are quoted exclusive of VAT, which may be payable.

TO LET – GROUND FLOOR RETAIL UNIT (BY WAY OF SUB-LEASE)

119 FALLS ROAD, BELFAST, BT12 6AA



*Boundaries are for indicative purposes only.

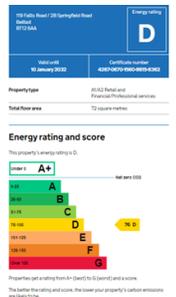
Contact Us

Stephen Smith
T: 07976523666
E: stephen.smith@cbreni.com

Rory Kelly
T: 07841145500
E: rory.kelly@cbreni.com

EPC

The building has been rated as C-60 under EPC regulations.



DISCLAIMER: These particulars are issued by LDM Belfast Ltd T/A CBRE NI on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, CBRE NI for themselves and for the vendor/lessor whose agents they are, give notice that: (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) CBRE NI, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.

