



**RHM**  
Commercial

OFFICE/ RETAIL

## To Let

Ground Floor Office/Retail Unit

**122 Orby Drive**

**BELFAST**

- Located off Castlereagh Road
- c. 413 sq ft
- Suitable for a variety of uses (subject to planning)

**Property Consultants**

RHM COMMERCIAL LLP  
First Floor, Edward Court,  
Saint Anne's Square,  
Belfast, BT1 2LR  
T 028 9043 4300  
F 028 9043 4330  
[www.rhmcommercial.com](http://www.rhmcommercial.com)



#### LOCATION

The property is located in a high density residential area within a block of five retail units fronting onto Orby Drive.

Running parallel to the Castlereagh Road, it is accessible from Grand Parade and Castlereagh Road.

#### DESCRIPTION

Internally the unit has been finished to include:

- Wood flooring
- Suspended ceiling
- Recessed fluorescent lighting
- Plastered/painted walls

#### ACCOMMODATION

**Sales Area**  
38.4 sq m (413 sq ft)

Toilet Accommodation.

#### LEASE DETAILS

**Term**  
By way of negotiation.

**Rent**  
£500 per month.

**Repairs & Insurance**  
Tenant will be responsible for repairs to the interior of the premises and a fair proportion of external repairs and insurance.





## NAV

£2,900

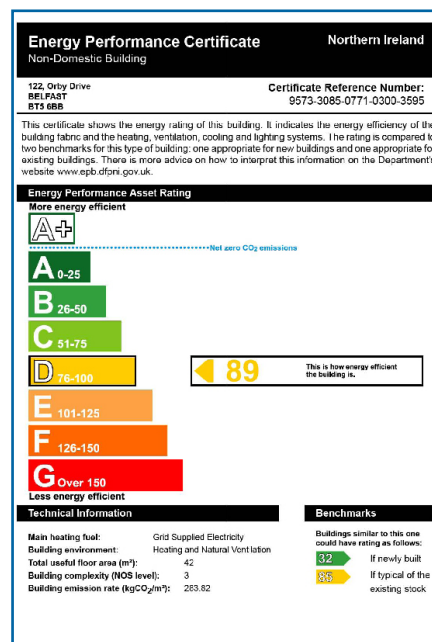
**Rates Payable 2019/20**  
£1,781

(If eligible for Small Business Rate Relief the rates payable this year would be £1,336 - see [www.rhmcommercial.com/stats-facts](http://www.rhmcommercial.com/stats-facts) for more information)

## VAT

The premises are not registered for VAT.

## EPC



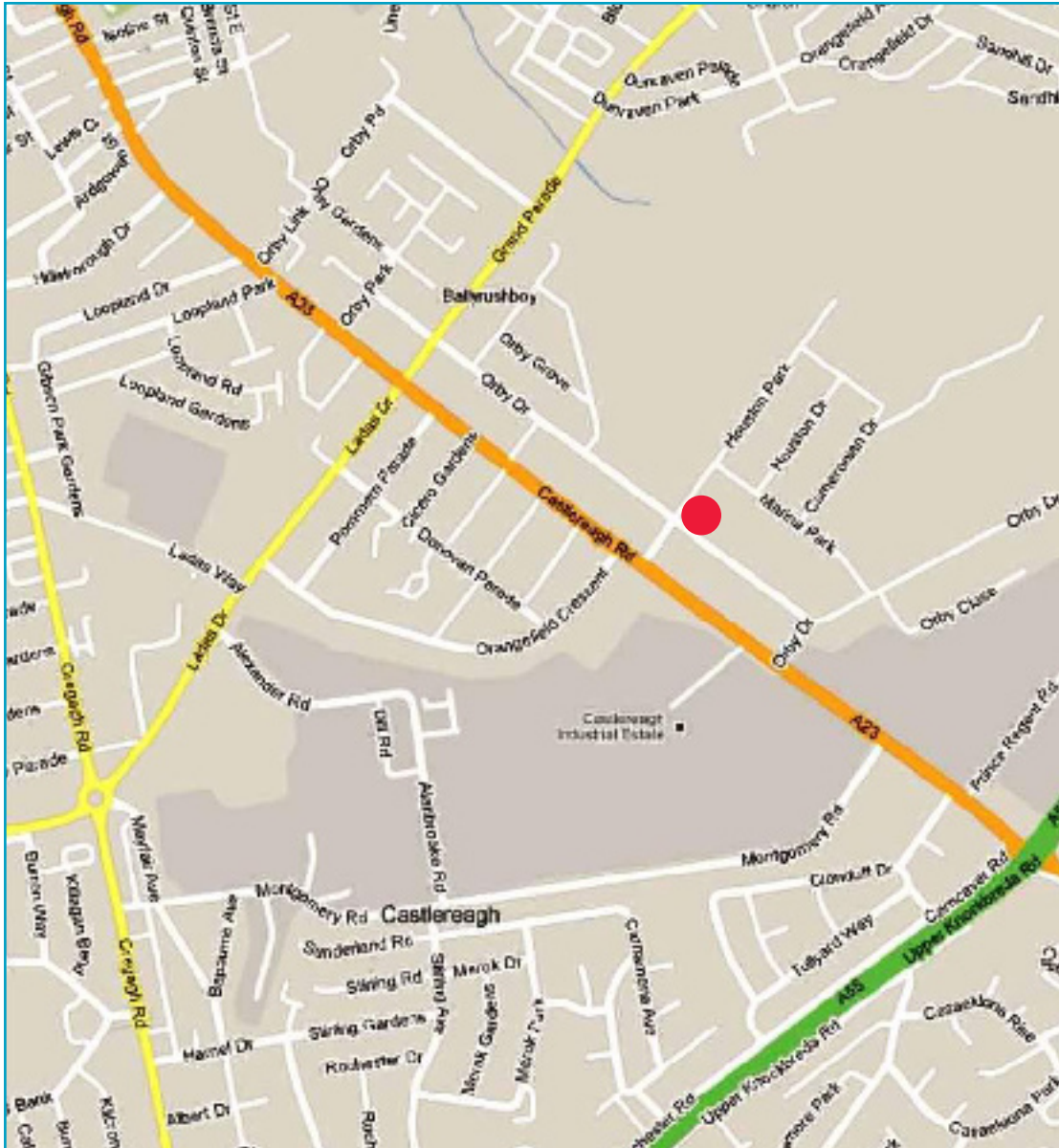
## VIEWING

Strictly by prior appointment with RHM Commercial.

## CONTACT

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# Ground Floor Office/ Retail Unit 122 Orby Drive, Belfast



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## RHM COMMERCIAL LLP

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