

TO LET - PROMINENT COMMERCIAL PREMISES

327 BALLYSILLAN ROAD BELFAST BT14 6RE



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## Summary

- Opportunity to acquire this convenient retail premises situated fronting onto the Ballysillan road.
  - Ground floor premises comprising of approximately 427 sq ft.
  - Neighbouring occupiers include, Winemark, Co-Op food store and Zino's Italian Pizzeria.
- Suitable for a range of potential uses, subject to obtaining any statutory planning consents.



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### Location

The subject occupies a prominent position within a small parade of retail units fronting onto the Ballysillan Road, situated between the Crumlin Road and the Antrim Road, approximately 3 miles north of Belfast City Centre.

The location benefits from high volumes of passing vehicular traffic, situated within an extremely popular residential area. Neighbouring occupiers include Winemark, Co-Op food store and Zino's Italian Pizzeria.

### Description

The property comprises a single storey retail premises comprising of approximately 427 sq ft. The property was previously occupied by FonaCab and prior to this, a beauty salon.

Internally the property comprises an open plan reception / waiting area, 3 private treatment rooms, kitchen and WC.

### Accommodation

We calculate the approximate Net Internal Area of the property to be as follows:

Ground Floor	39.63 sq m	427 sq ft
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### Rent

Inviting offers in the region of £6,000 Per Annum.

### Repairs

Tenant to be responsible for interior and exterior repairs.

### Insurance

Tenant to be responsible for the repayment of the landlord's insurance premium.

### Rates

NAV: £3,550.00

Rate in £ (2020-2021): 0.538166

Rates Payable: £1,910.49 per annum

Please note that this property should be eligible for a 25% reduction in rates payable due to Small Business Rates Relief Scheme. We recommend that you verify this, however, with Land & Property Services (Tel: 0300 200 7801).

### Management Fee

Tenant to be responsible for payment of the landlord's agent's management fee calculated at 5% of the rent plus VAT.

### VAT

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

### Viewing

Strictly by appointment with the Sole Letting Agents:

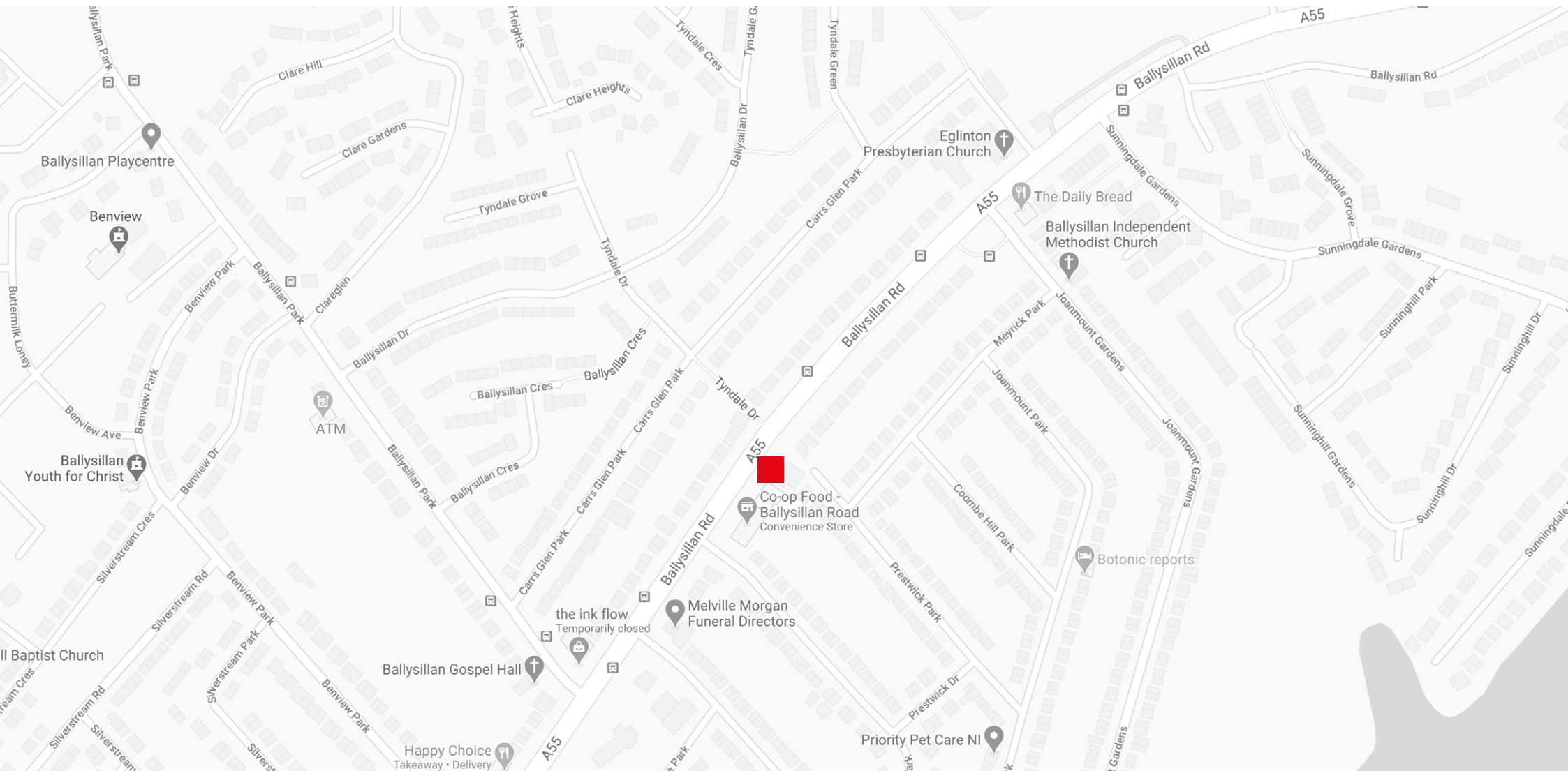
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**EPC**



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