

# Northern Property

Estate Agents & Property Consultants

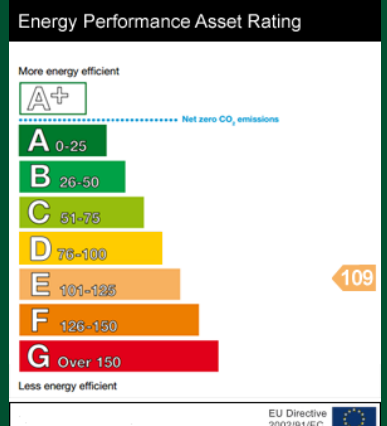


189 Falls Road  
Belfast, BT12 6AF

Per Week  
**£100**



- Excellent Ground Floor Unit
- Can Lend To Various Uses Subject To Planning
- Circa 430 Sqft
- Rates Approximately £2,764
- EPC Rating E109 (0240-6946-0355-4720-3030)



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# Description

## LOCATION

Situated on the ever popular Falls Road in West Belfast; next to St.Mary's Teacher Training College, adjacent to the Royal Victoria Hospital, and conveniently positioned close to local amenities and major transport networks.

## DESCRIPTION

This unit is a blank canvas and can be adapted to your own specification; where the open plan design offers a degree of flexibility subject to relevant planning consents. The excellent frontage on this premises offers an abundance of light and space throughout. The unit comprises a large open plan shop front, store room, and a room to the rear with tiled flooring throughout. An additional benefit includes roller shutter access to the front. The unit is circa 430 Sqft.

## RENT

We have been instructed to seek rent of £5200 Per Annum (£433.33 Per Month)

## RATES

Rates have been calculated for rating year 2019/20 at £2,764 Per Annum

## FURTHER INFORMATION

For access, further information and to register your interest please contact our commercial team on 028 90 324 555 - [commercial@northernproperty.com](mailto:commercial@northernproperty.com)

## Ground Floor

### SHOP FRONT:

4.346m x 4.518m (14' 3" x 14' 10")

PVC double glazed frontage. Roller shutter access. Tiled flooring. Electric meter box. Feature brick fireplace. 1 x Single radiator. Strip lighting. Heat detector

### ROOM (1):



3.266m x 2.187m (10' 9" x 7' 2")

Tiled flooring. PVC window. Strip lighting.  
Heat detector. Emergency lighting.

#### **ROOM (2):**

5.94m x 2.21m (19' 6" x 7' 3")

Tiled flooring. Tiled walls. Strip lighting.  
Extractor fan. 1 x Double radiator. Wooden  
door out to rear yard. 2 x wooden single  
glazed windows

#### **HALLWAY:**

1.144m x 1.257m (3' 9" x 4' 1")

Tiled flooring. PVC rear door. Emergency  
lighting



#### **SEPARATE WC:**

1.986m x 1.129m (6' 6" x 3' 8")

Vinyl flooring. Tiled walls. White two piece  
suite

#### **ROOM (3):**

4.556m x 3.22m (14' 11" x 10' 7")

Tiled flooring. Tiled walls. 2 x PVC  
windows. Strip lighting. Heat detector.

### **Outside**

Gated access to the alleyway







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