

Northern Property

Estate Agents & Property Consultants

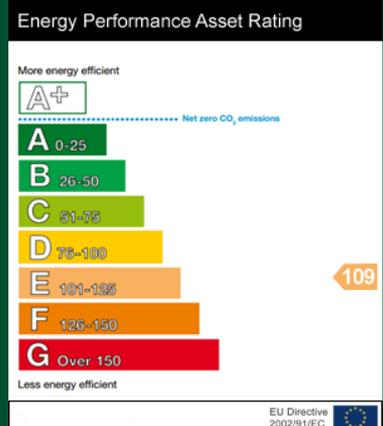


189 Falls Road
Belfast, BT12 6AF

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)



Telephone: 02890 313 133
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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

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





VIEWING IS STRICTLY BY APPOINTMENT WITH OUR OFFICE



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