

Northern Property

Estate Agents & Property Consultants



243A Falls Road
Belfast, BT12 6FB

Per Month
£600



- Excellent 1st & 2nd Floor Premises
- Great Location on main Falls Road
- Toilet Facilities

- Circa 660 Sqft
- Double Glazing Throughout
- EPC E125 (0991-0415-5630-4600-1503)

Telephone: 02890 313 133
Email: office@northernproperty.com



Description

LOCATION

Northern Property are pleased to offer onto the rental market this 1st & 2nd Floor commercial premises located on the ever popular Falls Road in West Belfast. This commercial premises is ideally situated within minutes to the Westlink, all major transport routes, and the Royal Victoria Hospital.

DESCRIPTION

The premises is access via shared access on the ground floor and the 1st and 2nd floor comprise 3 great rooms and a separate WC. The premises is circa 660 Sqft, which lends itself to various uses and has a lot of potential.

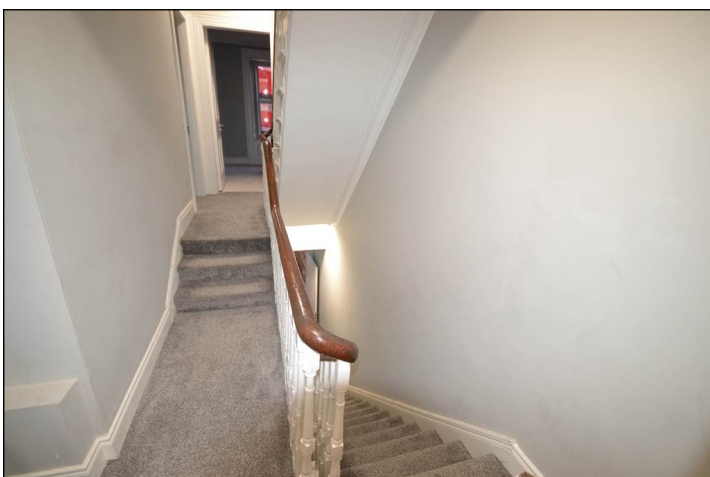
RENTAL PRICE - We have been instructed to seek rent of £7,200 Per Annum.

RATES - TBC

FURTHER INFORMATION

For access, further information and/or register your interest, please contact our commercial team on:

0 2 8 9 0 3 2 4 5 5 5 -
commercial@northernproperty.com



First Floor

LANDING:

4.938m x 2.085m (16' 2" x 6' 10")

Fitted carpet. PVC Double glazed window

SEPARATE WC:

2.097m x 1.696m (6' 11" x 5' 7")

Vinyl flooring. White two piece suite. Tiled splashback. PVC window.

ROOM 1

3.28m x 2.932m (10' 9" x 9' 7")

Laminate flooring. PVC window with fitted blinds.





ROOM 2

3.339m x 4.762m (10' 11" x 15' 7")

Laminate flooring. PVC window with fitted blinds.

Second Floor

LANDING:

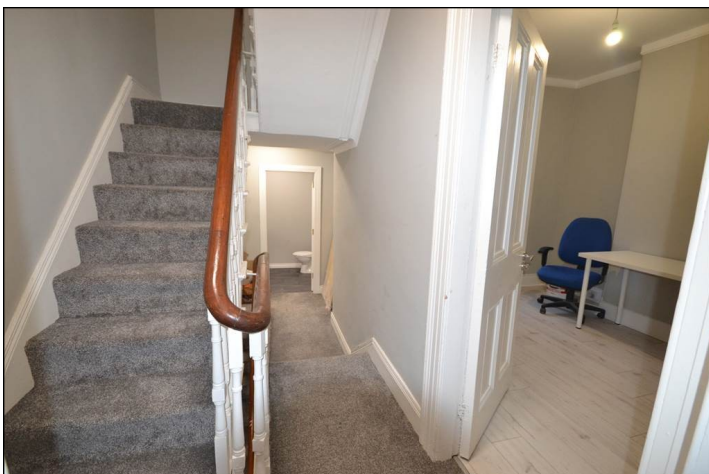
3.325m x 1.739m (10' 11" x 5' 8")

Fitted carpet. PVC window

ROOM 3

4.769m x 3.397m (15' 8" x 11' 2")

Laminate flooring. PVC window





VIEWING IS STRICTLY BY APPOINTMENT WITH OUR OFFICE



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Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of funds (Information on the payer) Regulations 2017 (<http://www.legislation.gov.uk/uksi/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual agreement with Northern Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.