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# To Let

**Two Storey Commercial Unit  
1,249 sq ft (116 sq m)**

7 Glen Road  
Andersonstown  
Belfast  
BT11 8BA

**COMMERCIAL UNIT**



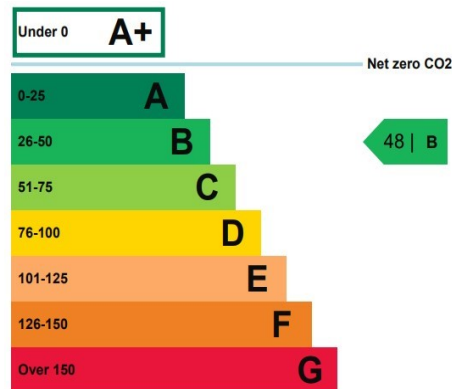
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### COMMERCIAL UNIT

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## Location

The property is located approximately 2.5 miles from Belfast city centre in a relatively built up residential area in West Belfast. The property benefits from excellent transport links as it is in close proximity to the M1 Motorway (Junction 2 Kennedy Way) which provides excellent access to the rest of the province. The property is also located along the Belfast Glider bus route.

## Description

The property is arranged across both the ground and first floors. The ground floor is subdivided into retail/office space with kitchen and WC facilities located to the rear. The first floor offers further individual storage and office facilities. The unit is finished to a good standard throughout to include; painted and plastered walls, with part carpeted concrete flooring and two separate WC facilities.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice Sixth Edition, all areas being approximate.

Ground Floor	:	81 sq m	872 sq ft
First Floor	:	35 sq m	377 sq ft
Total Net Internal Area (NIA)		116 sq m	1,249 sq ft

## Rates

We have been advised by the Land and Property Services website of the following information: -

Net Annual Value (NAV)	:	£10,500.00
Rate in £ for 2020/2021	:	£0.538166

## Lease Details

Rent	:	On application.
Term	:	Negotiable.
Repairs	:	Full Repairing and Insuring.
Insurance	:	Tenant to contribute fair proportion of expenditure.

## VAT

All prices quoted are exclusive of but may be liable to VAT.

