

To Let  
221 Falls Road, Belfast BT12 6FB  
Rent £6,500 per annum exclusive



RETAIL SHOP UNIT

Situated in a prominent trading location fronting the Falls Road in the Broadway Area of West Belfast, the premises would suit a variety of alternative uses.

## ACCOMMODATION

**SALES AREA** 220 sq ft

**WC**

**LEASE** Ten Years

**RENT REVIEW** Fifth Anniversary

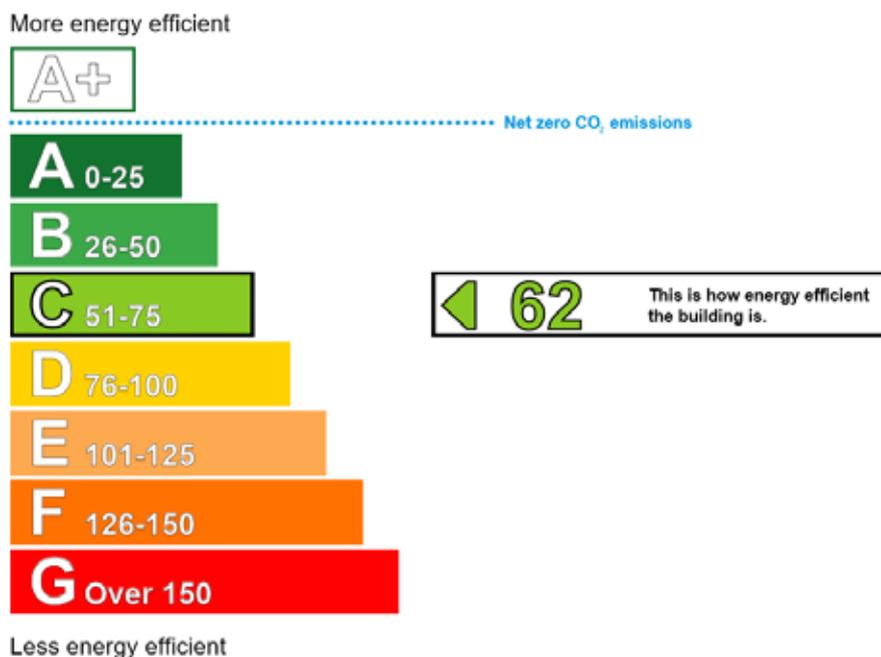
**RENT** £6,500 per annum exclusive

**PERMITTED USE** Retail Shop/Office

**REPAIRS** Tenant will be responsible for internal and external repairs.

**NAV** £3,750.00  
Rate in pound 2019/2020 £0.614135  
Rates payable £2303 before any rates relief entitlement

**VAT** There is no Option to Tax on the premises, however, the Landlord reserves the right to recover VAT on all Rents, Service Charges and Outgoings.



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