

To Let
540-542 Falls Road, Belfast, BT12 6EQ
Rent £6,500 per annum exclusive



Prime retail office unit with onsite parking

Fronting the Falls Road and adjacent to Maguires Garage, these modern well fitted premises are in a visible location with the benefit of on site parking.

The premises have a modern shop front, electric roller shutter and modern kitchen and bathroom accommodation. The property also benefits from gas fired central heating.

GROSS INTERNAL AREA

44.50 m2

480 sq ft

ACCOMMODATION

The premises are presently laid out into two offices with kitchen and wc.

LEASE: Ten Years

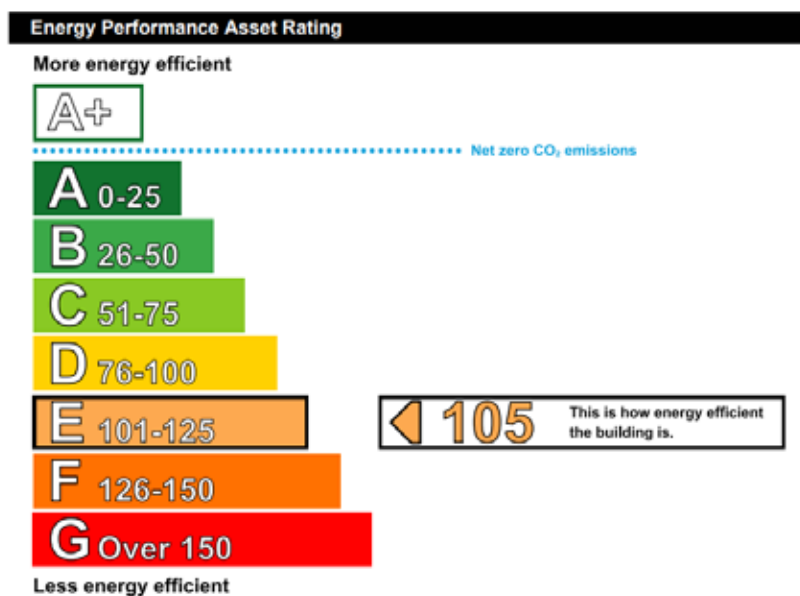
REVIEW: Five years

RENT: £6,500 per annum

SERVICE CHARGE: To recover the cost of building insurance, external maintenance and repair.

VAT: We are advised that there is no Option to Tax on the premises, however, the Landlord reserves the right to charge VAT on all Rents, Service Charges and Outgoings.

NAV £3,850
Rate in pound 2019/2020
£0.614135
Rates payable £2364.42
before any rates relief entitlement



540-542 FR 11/03/2020