

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

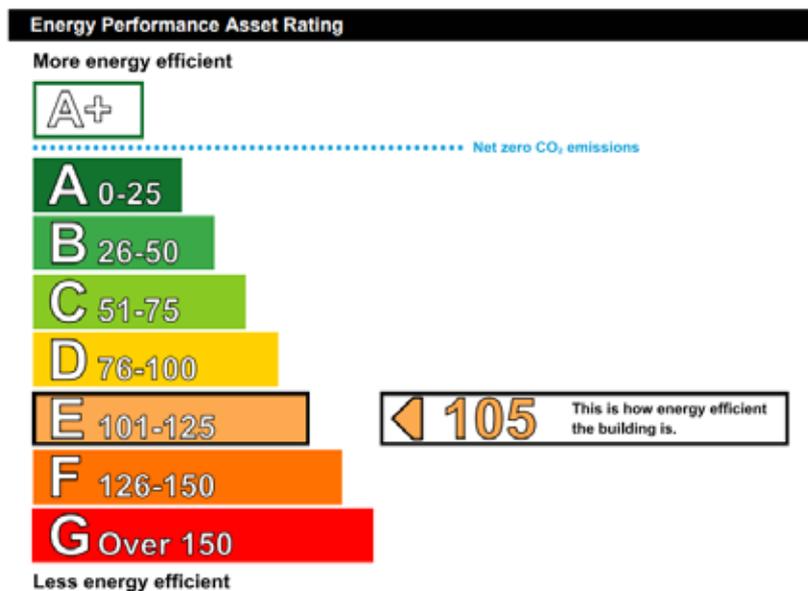
**REVIEW:**                    Five years

**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