

# To Let

Fully Fitted Former Beauty Salon c.705 sq.ft  
161 Stranmillis Road, Belfast BT9 5AJ





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## Property Highlights

- To Let Excellent Ground Floor Premises
- Previously traded as a Beauty Salon
- Accommodation extends to c.705 sq.ft
- Well Presented unit ideally suited to another Beauty Salon Business or Consulting Rooms
- Guide Rent £17,500 per annum exclusive

## Location

The subject property occupies an excellent location fronting onto Stranmillis Road in the heart of Stranmillis Village, located one mile south of Belfast City Centre.

The area is extremely popular being in close proximity to Queens University, Methodist College, Queens PEC, The Lyric Theatre, Stranmillis College, Ulster Museum Botanic Gardens and a host of eateries, coffee shops, retail, office and leisure uses that are established in the immediate area.

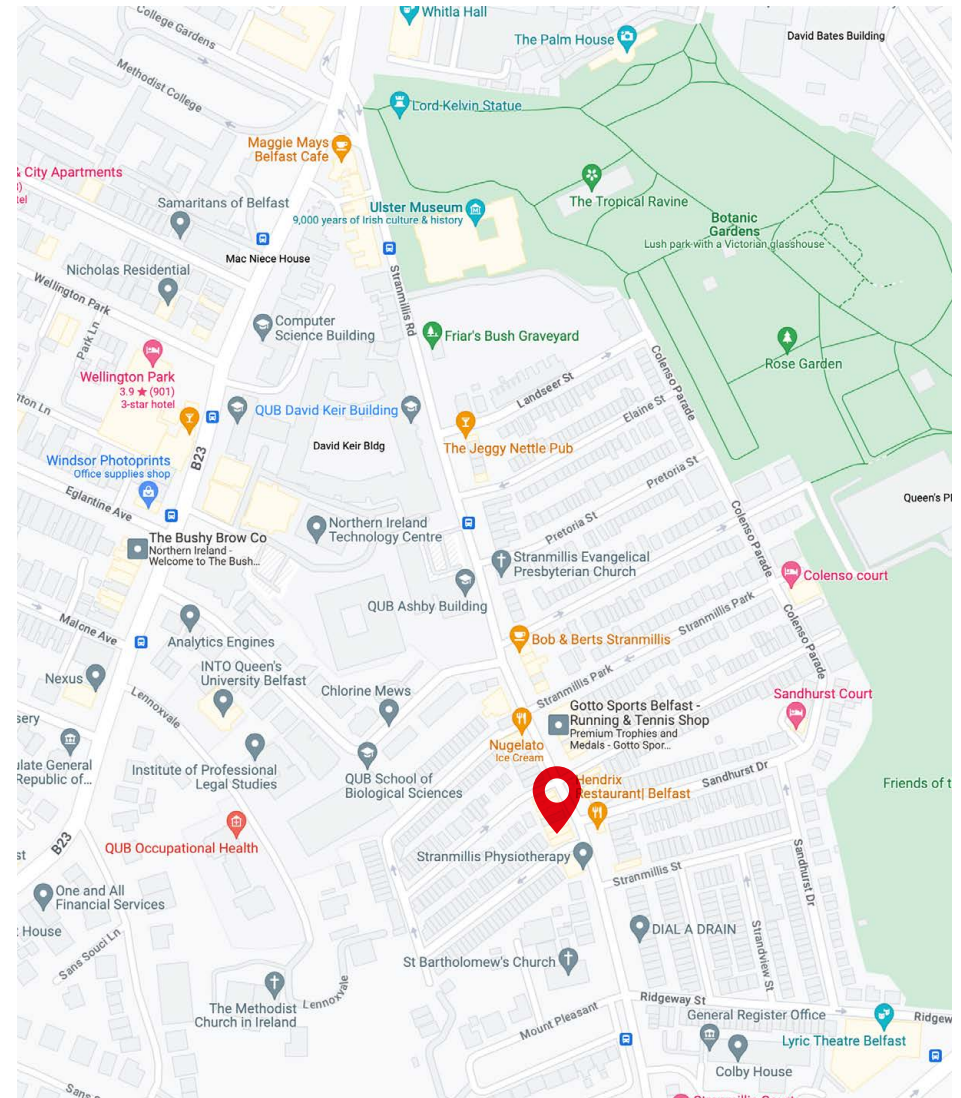
The Stranmillis area benefits from high levels of passing footfall and traffic with occupiers in the immediate vicinity including Centra, Subway, Winemark, Sinnamon Coffee Shop, Bob & Bert's and Sweet Beans Coffee Shop, etc.

## Description

The property was previously occupied by a successful Beauty Salon and the premises is currently configured to include the following accommodation:

- Reception Area
- 4 no. treatment rooms (one with a Shower)
- Client Waiting Area
- WC
- Kitchen Area

The premises features a modern glazed shopfront, a combination of carpet, laminate & tiled floor coverings, feature wall & ceiling lighting, plastered and painted walls and some integrated furniture and display units. The premises are well presented throughout and would ideally be suited to another beauty salon or consulting rooms business. However, the premises would equally be suitable for a variety of other uses (subject to the necessary consents). There is on-street car parking located directly at the front of the property.



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## Accommodation

All Areas are Approximate and based on N.I.A:

Description	Sq Ft	Sq M
Ground Floor	705	65.45
<b>Total</b>	<b>705</b>	<b>65.45</b>

## Lease Details

Term:	Negotiable
Rent:	£17,500 per annum exclusive
Repairs:	Tenant to be responsible for interior and exterior repairs.
Insurance:	Tenant to be responsible for the repayment of a fair proportion of the Landlord's building insurance premium.
Rent Review:	5 yearly rent review.

## Non Domestic Rates

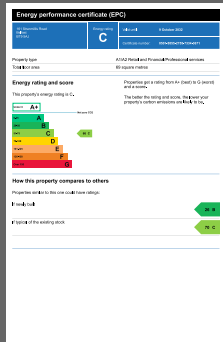
Net Annual Value (NAV):	£13,500
Rate in £ for 2024/25:	£0.599362
Estimated Rates payable:	£8,091 per annum.

## VAT

All prices, charges and rentals are quoted exclusive of VAT which may be chargeable.



## EPC



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