

Northern Property

Estate Agents & Property Consultants



70A Andersonstown Road
Belfast, BT11 9AN

Per Year
£6,000



- First Floor Premises
- Prominent Location On Andersonstown Road
- Circa 885 Sqft
- Rates Approximately £2,368 Per Annum
- Excellent Reception Area
- Five Offices/Rooms
- Double Glazed Throughout
- Economy 7 Heating
- EPC Rating D88 (9090-1961-0305-4510-9054)

Telephone: 02890 313 133
Email: office@northernproperty.com



Description

LOCATION

Located on Andersonstown Road in West Belfast close to Kennedy Way and facing the Wolf & Whistle Bar & Restaurant. The property is situated within a retail/office promenade and benefits from high volumes of passing trade.

DESCRIPTION

Spacious 1st floor accommodation which is currently occupied by a Beauty and Training Salon/Academy, however it can lend itself to various uses subject to planning consents. The commercial premises comprises a reception area, five well proportion offices/rooms, toilet and kitchen facilities, and double glazing. The premises is circa 885 Sqft.

RENTAL PRICE - We have been instructed to seek rent of £6,000 Per Annum (£500 Per Month)

RATES - The property has an NAV of £4,400 and the 2020/21 Rates are £2,368 Per Annum

FURTHER INFORMATION

For access, further information and/or register your interest, please contact our commercial team today- 028 90 324 555 - commercial@northernproperty.com



First Floor

ENTRANCE/RECEPTION

7.04m x 4.94m (23' 1" x 16' 2")

Carpet Flooring, Wooden Framed Double Glazed Window, Economy 7 Heater

OFFICE:

4.18m x 2.87m (13' 9" x 9' 5")

Carpet, Wooden Framed Double Glazed Window, Strip Lighting

OFFICE:





4.19m x 4.06m (13' 9" x 13' 4")

Carpet, x 2 Wooden Framed Double Glazed Windows, x 2 Economy 7 Heaters, Strip Lighting

OFFICE:

3.3m x 2.99m (10' 10" x 9' 10")

Carpet, Wooden Framed Double Glazed Window, Economy 7 Heater, Pendant Light Fitting

OFFICE:

2.28m x 2.26m (7' 6" x 7' 5")

Carpet, Strip Lighting



OFFICE:

2.35m x 1.6m (7' 9" x 5' 3")

Carpet, x 2 Wooden Framed Double Glazed Windows

KITCHEN:

1.9m x 1.67m (6' 3" x 5' 6")

Vinyl Flooring, Wooden Framed Double Glazed Window, Economy 7 Heater, Pendant Light Fitting

TOILET

1.67m x 0.84m (5' 6" x 2' 9")

1 Piece Suite, Vinyl Flooring, Wooden Framed Double Glazed Window, Pendant Light Fitting





VIEWING IS STRICTLY BY APPOINTMENT WITH OUR OFFICE



Sales - Lettings - Management - Commercial

Headquarters
263 Falls Road
Gaeltacht Quarter
Belfast, BT12 6FB

T: 90 324 555

Commercial & Investments
721a Lisburn Road
Belfast
BT9 7GU

T: 90 31 31 33

New York
167 Madison Av
Suite 505
New York, NY 10016

T: 001 646 968 0559

✉ sales@northernproperty.com
f @northernpropertyestateagents
t @propertyni
i @northernproperty

CALL US
028 90 324 555



Proud sponsors of
Antrim GAA & LGFA

Northern Property for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) these particulars are set out as a general guideline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute any part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves in inspection or otherwise, as to the correctness of each of them; (3) No person in the employment of Northern Property has any authority to make or give representation or warranty whatever in relation to this property.

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of funds (Information on the payer) Regulations 2017 (<http://www.legislation.gov.uk/ukxi/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual agreement with Northern Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.