

# STEWART & CO.

Estate Agents & Property Managers

est. 1963



**53 Belmont Road  
Belfast, BT4 2AA**

To Let  
**£10,000 pa**

Stewart & Co.  
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Belfast, BT4 2AA

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**[www.stewartbelfast.com](http://www.stewartbelfast.com)**

**Tel. 028 90651149**

Stewart & Co are delighted to offer this superb ground floor retail unit located on the busy Belmont Road. This flexible unit is ideal for numerous retail or professional uses. The unit Measures approx 650sqft retail area and 100sqft staff area containing WC and kitchenette.

The unit is located by a pedestrian crossing, bus stop and directly opposite Strandtown Post Office.

The property benefits from large window display frontage with external electric shutters, alarm system, gas fired central heating and Airtricity mains electric.

Unit currently fit out for retail business, all fixtures and fittings can be left for incoming tenant.

Rates are currently £4017.07 per annum.

Listing for ground floor only, however upper floors can be included in negotiations.



## Features

Prime location facing Post Office, pedestrian crossing and bus stop

750 sq.ft. approx

Large front window display

Electric shutters

Alarmed

GFCH

Staff room with WC and WHB















We at Stewart & Co. pride ourselves on providing a friendly, personal service with a door-always-open policy. Operating out of the Belmont Village area we currently manage a wide ranging portfolio of property throughout Belfast, Co. Down and Co. Antrim and have a wealth of experience in commercial and residential sales and letting.

We are here to help with all your property requirements, please contact us if we can be of assistance.

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