

Unit 2, Riverside Shopping  
Mall  
Mill Street, Gilford

Per Year  
**£6,000**



- Ground floor retail unit
- NIA 650 Sq FT
- Large area of free parking
- Immediately Available
- Reception with storage
- Seperate staff kitchen
- Treatment room
- No Vat



## Description

Well maintained 650 Sq Ft unit - Available now!

### DESCRIPTION & LOCATION

The property comprises of ground floor retail unit and extends to approximately 650 Sq ft. The unit has been used previously as a foot clinic and naturally lends itself to continued use as a therapy studio / salon; however the bright, spacious layout of the unit would suit alternative uses. There is an open plan retail area at the front leading onto a large treatment room which also has a sink. There is also a good size kitchen / staff area and 2 storage closets. The unit is finished to a high standard with laminate wooden flooring, recessed spot lights and fitted kitchen units. The unit also benefits from emergency lighting and fire alarm.

There is a large on site car park which all tenants and customers are permitted to use free of charge.

The property occupies a prominent position and is located on Mill Street Gilford, a prime location and main thoroughfare into and out of the Village of Gilford. The corner site is situated at the Banbridge / Tandragee roundabout and can be accessed through the car park off Whinny Hill or via the walkway from Mill Street. The unit benefits from a high level of vehicular and pedestrian footfall and is





within close proximity to local bus services.

Neighboring occupiers include Avenue One Face & Body Clinic, The Coffee Cup and Superstars Daycare.

## LEASE

Term: Negotiable

Rent: £6,000 per annum (NO VAT)

**Repairs & Maintenance:** Tenant responsible for internal repair and maintenance, together with payment of a proportionate cost of buildings insurance, cleaning/painting of Mall as required.

## RATES

NAV £5,000

Rates payable estimated at £2,718 per annum.

Tenants should contact LPS directly to enquire about discount for small business relief.

## ACCOMMODATION

Ground Floor 650 Sq Ft total

Reception area

Treatment room

Staff Kitchen

## VIEWING ARRANGEMENTS

For further information or to arrange a viewing, please contact Leedon at Hannath Estate Agents

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## Additional Images







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