Hannath

028 3839 9911 www.hannath.com

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





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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

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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

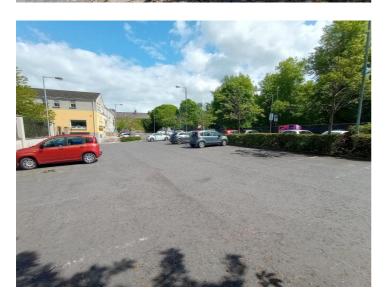
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Additional Images



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VIEWING IS STRICTLY BY APPOINTMENT WITH OUR OFFICE

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information we can give no guarantee as to the accuracy thereof.



