



To Let Hairdressing Salon/Commercial Premises
Ground, First & Second Floors,
57a Castle Street, Belfast BT1 1GH


McKIBBIN
COMMERCIAL
028 90 500 100

SUMMARY

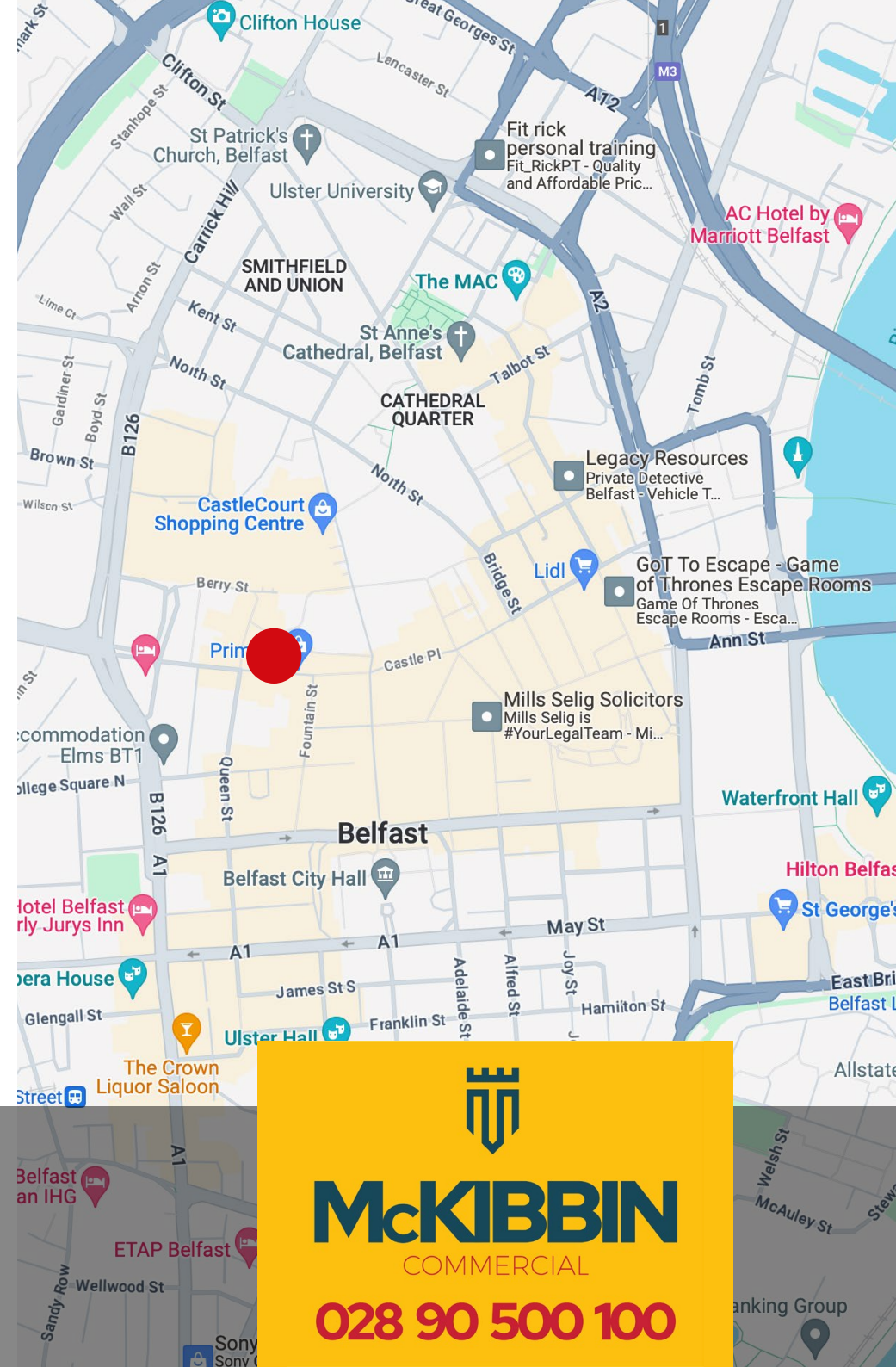
- Sizeable commercial premises currently fitted as a hairdressing and beauty salon and comprising ground floor reception, first floor hair salon and second floor beauty salon.
- High profile location on Castle Street in Belfast City Centre.
- Suitable for a range of other uses, subject to Planning Permission.

LOCATION

- The property is prominently located on Castle Street, close to the junctions with Queen Street and Chapel Lane, in Belfast City Centre.
- Castle Street benefits from a high level of footfall and is approximately 100 m from its junction with Donegall Place and Primark's flagship store, providing 88,200 sq ft of retail space at 29-43 Castle Street.
- Other occupiers in the vicinity include Poundstretcher, Ladbrokes, Mace and Gordon's Chemist.

DESCRIPTION

- The subject comprises a high specification commercial premises, most recently in use as a hairdressing salon. There is a ground floor reception with shop front fronting onto Castle Street, with stairwell access to the spacious first floor hair salon. There is a beauty salon on the second floor, which is sub-divided into a range of treatment rooms, together with kitchen, laundry area and WC.
- The unit is finished to a high specification to include ceramic tiled floors, ceramic tiled/plastered and painted walls and suspended/plastered and painted ceilings with feature spotlighting throughout, wall mounted electric heating units and full length double glazing to the Castle Street elevation on the first floor salon.



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ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor		
Reception	17.28	186
Store	2.13	23
First Floor		
Hair Salon	60.51	651
Second Floor		
Beauty Salon comprising Treatment Rooms/kitchen/laundry	62.72	674
WC		
Total Net Internal Area	142.64	1,535

LEASE DETAILS

Term:	Negotiable, subject to a minimum of 5 years.
Rent:	£17,000 per annum
Repairs:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the building insurance premium to the Landlord.
Service Charge:	A service charge will be levied to cover a fair proportion of the cost of external repairs, management fees and any other reasonable outgoings of the Landlord.

RATES INFORMATION

NAV = £10,200

Rate in £ 2023/2024 = 0.572221

Therefore, Rates payable 2023/2024 = £4,669.32 (inc. SBRR)

The property is eligible for Small Business Rates Relief. Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



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