



NICHOLAS
RESIDENTIAL



118c Castlereagh Street Castlereagh Belfast BT5 4NL £6,000 Per annum

Welcome to 118c Castlereagh Street!

A fantastic opportunity to rent a modern retail unit located on Castlereagh Street, just a short distance from the city centre with a variety of public transport. This ground floor unit comprises of one good size office room, a WC, and two store rooms to the rear. This rental space also benefits from its own separate entrance door with security shutter, alarm & electric heating.

Available immediately on a minimum 5 year lease period.

Rates £1,573.61 per year

Insurance £200 per year approx

Call 02890 388383 to arrange your personal viewing today

Retail c.337 sq.ft. (31.3 sq.m.)
Storage c.89 sq.ft. (8.3 sq.m.) plus W.C.
Total Unit c.426 sq.ft. (39.6 sq.m.)

Viewing

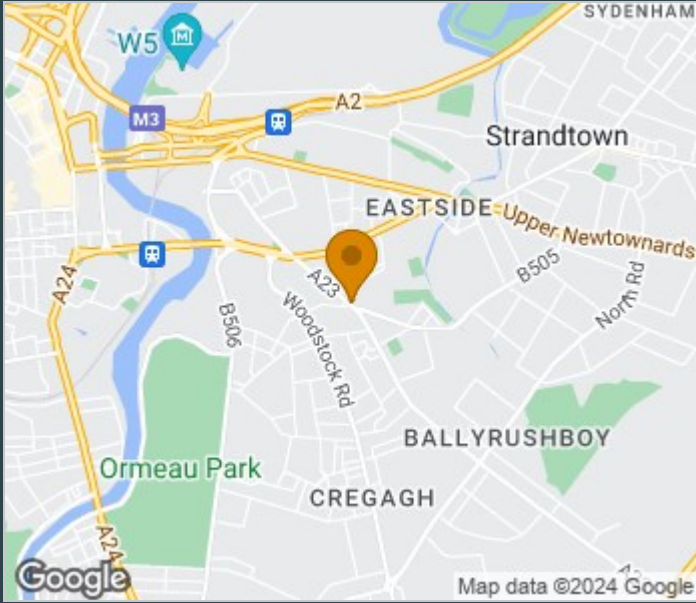
Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Modern retail unit close to city centre
- Large office space with WC & two storage rooms
- Electric heating
- Separate front door with security shutter & alarm
- Rates £1,573.61 per year
- Insurance £200 per year approx
- 5 year lease minimum
- c.426 sq.ft. (39.6 sq.m.)



Area Map

Energy Efficiency Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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