



**To Let First Floor Commercial Premises**  
237a Falls Road, Belfast, BT12 6FB



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**



## SUMMARY

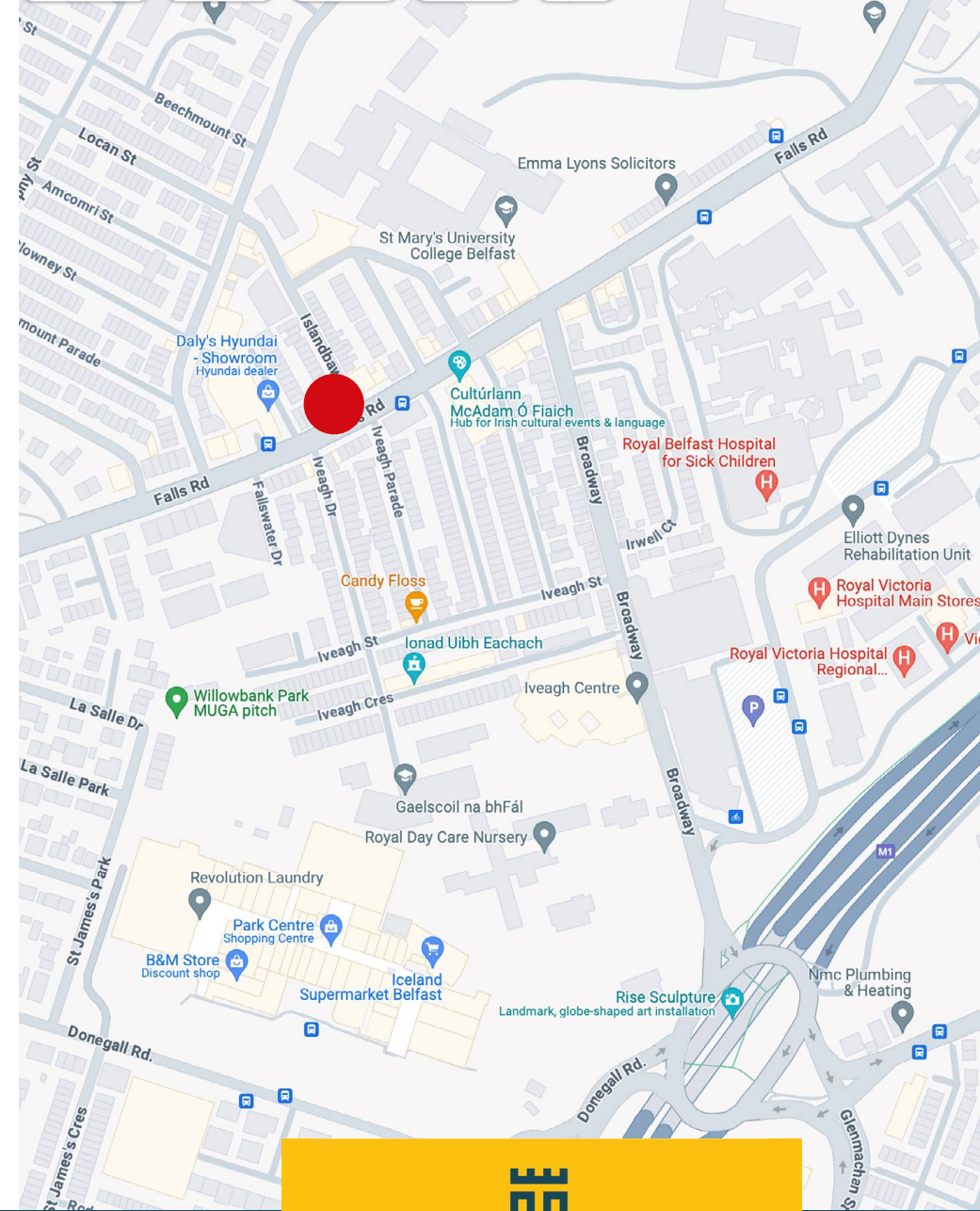
- Prominent first floor commercial unit in a prime location.
- Surrounded by a large catchment of housing.
- Suitable for a wide variety of uses subject to planning.

## LOCATION

- The subject occupies a prominent location on the corner of Falls Road and Islandbawn Street in a busy neighbourhood retail location approximately 1.5 miles from Belfast City Centre
- The Falls Road is a busy thoroughfare with a high level of passing trade and a large residential population in the immediate vicinity. Nearby occupiers include St. Mary's University College, Royal Victoria Hospital, Flowers R Us, Dalys Car Garage, and Northern Property Estate Agents.
- There is nearby on-street parking and public transport available.

## DESCRIPTION

- The first floor unit is accessed via ground floor entrance on Islandbawn Street. It is fitted with an electric roller shutter into a stairwell. On the first floor, there is an open plan room with separate WC.
- The unit has carpeted flooring, as well as plastered and painted walls and ceilings with strip fluorescent lighting. There is electric heating/cooling also within the premises.
- Previously occupied by a boutique clothing store, this unit would be suitable for a variety of commercial uses.



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## ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor Entrance		
Sales Area	44.5	479
WC		
<b>Total NIA</b>	<b>44.5</b>	<b>479</b>

## LEASE DETAILS

Rent:	£5,000 per annum, exclusive.
Term:	Negotiable subject to a minimum of 3 years.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a proportionate part of the buildings insurance premium.
Service Charge:	A Service charge will be levied to cover a fair proportion of the landlord's costs of external maintenance and repairs to the building, agents management fees and any other reasonable outgoings of the landlord.
Security Deposit:	The incoming Tenant will be required to place a deposit of 3 months' rent as security in case of default. The Landlord may also ask the Tenant to provide a guarantor.

## RATES

We understand that the property has been assessed for rating purposes, as follows:

NAV = £3,750

Rate in £ 2023/24 = 0.572221

Estimated Rates Payable 2023/24 = £2,145.83

Note: This premises may be eligible for the Small Business Rate Relief Scheme which would see a 20% saving if successful. Interested parties should make their own enquiries.

## VAT

We understand from the landlord that the property is not registered for Value Added Tax.



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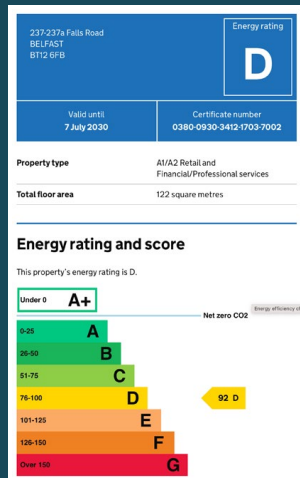
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## EPC



## CONTACT

For further information or to arrange a viewing contact:

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