



CHARTERED VALUATION SURVEYORS AND PROPERTY CONSULTANTS

To Let

202F Andersonstown Road, Belfast BT11 9EB



Retail / Office Building
Rent £15,000 per annum exclusive



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Situated in a busy trading location on the front of the Andersonstown Road, this is a modern block of retail, banking and office units in the heart of West Belfast.

The premises benefit from laybay parking to the front and customer parking to the rear. Few retail office units in Andersonstown have the benefit of onsite parking which, following the introduction of the 'Glider' transport system, is a very attractive benefit.

Ground Floor

Gross Internal Area 715 sq ft 66.55 sqm

Reception

Treatment Room 1

Treatment Room 2

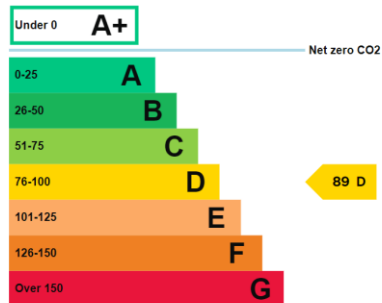
Treatment Room 3

Treatment Room 4

Kitchen

WC

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

VAT There is an Option to tax on the premises and VAT will be payable on all rents, service charges and outgoings.

Service Charge The Landlord will recover a service charge in respect of building insurance, external maintenance and repair.

NAV £7,400 Rates payable 2024/2025 £4,435.28

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