

# Northern Property

Estate Agents & Property Consultants

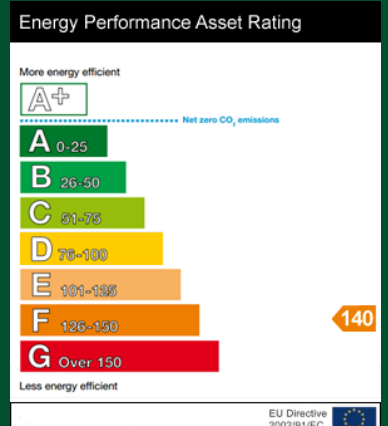


200 Duncairn Gardens  
Belfast, BT15 2GN

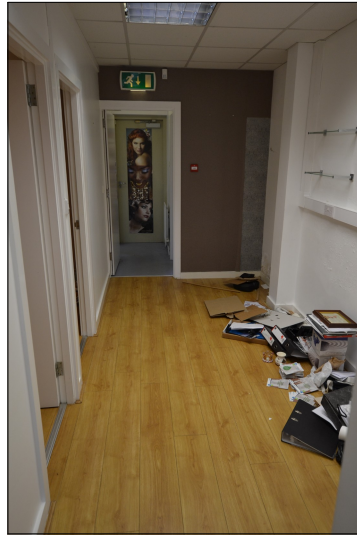
Per Year  
**£5,200**



- Excellent Ground Floor Retail Unit With Good Frontage
- Modern Fitout With Double Glazing Throughout
- Gas Heating
- Circa 400 Sqft Lending To Various Uses Subject To Planning Consents
- Rates Approximately £1,000 Per Annum
- EPC Rating F140 (0698-0866-5330-9200-3503)



Telephone: 02890 313 133  
Email: office@northernpropertyni.com



# Description

EXCELLENT MODERN GROUND FLOOR RETAIL UNIT - Northern Property are delighted to be offering to let this brilliant retail unit located on Duncairn Gardens in North Belfast. Depending on the use this unit may require little to no work, while lending itself to various uses subject to planning consents. The premises has previously been used for a clothes shop and then recently a skin care clinic. The unit comprises a main shop floor/reception area, two treatment rooms, toilet facilities, a kitchen, and an enclosed rear yard. The unit is circa 400 sqft, has gas heating, and double glazing throughout. Further benefiting the premises is the excellent glazed frontage, roller shutter, keypad access, and high volumes of vehicular and pedestrian footfall. Being competitively priced at £5,200 Per Annum (£433.33 Per Month) and rate have been calculated to be approximately £1,000 Per Annum (£83.33 Per Month). Please note all prices are listed exclusive of VAT, but may be subject to VAT. If you think this great unit is for you, please contact our Commercial Rental Team on 028 90 31 31 33 for further information and arrange a viewing.

Comprises

GROUND FLOOR

SHOP FRONT:

12' 8" x 9' 10" (c. 3.86m x 3.00m)

Aluminum glazed frontage with roller shutter. Laminate flooring. Electric meter box. 1 x Double radiator. Suspended ceiling. Halogen lighting. Alarm system. CCTV. Fire Escape Signage.

ROOM (1):



14' 8" x 6' 6" (c. 4.47m x 1.98m)  
Laminate flooring. Storage cupboard.  
Suspended ceiling. Halogen lighting. Heat  
detector.

#### TREATMENT ROOM 1

7' 3" x 8' 0" (c. 2.21m x 2.44m)  
Laminate flooring. 1 x Double radiator.  
Suspended ceiling. Spot lighting. Heat  
detector. Small WHB.

#### TREATMENT ROOM 2

7' 3" x 8' 0" (c. 2.21m x 2.44m)  
Laminate flooring. 1 x Double radiator.  
Suspended ceiling. Spot lighting. Small  
WHB



#### REAR HALLWAY:

5' 10" x 2' 7" (c. 1.78m x 0.79m)  
Vinyl flooring. 1 x Single radiator.  
Suspended ceiling. Heat detector.

#### KITCHEN:

7' 1" x 5' 10" (c. 2.16m x 1.78m)  
Vinyl flooring. 1 x Double radiator. 1 x PVC  
window. Gas boiler. Suspended ceiling.  
Strip lighting. High/low level units. Stainless  
steel sink. Hand towel rail.

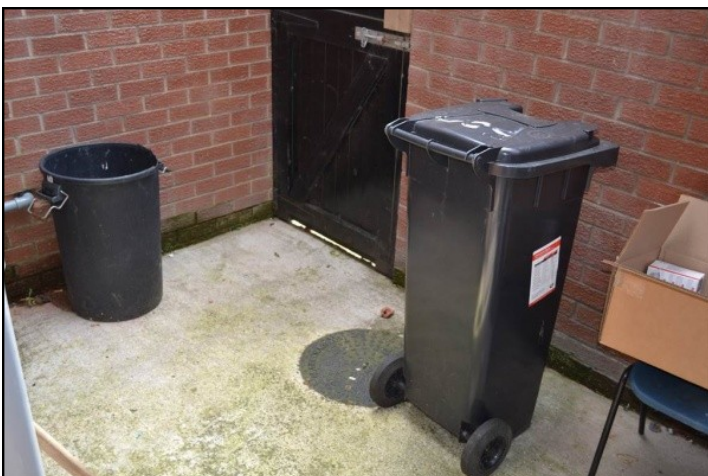
#### BATHROOM:

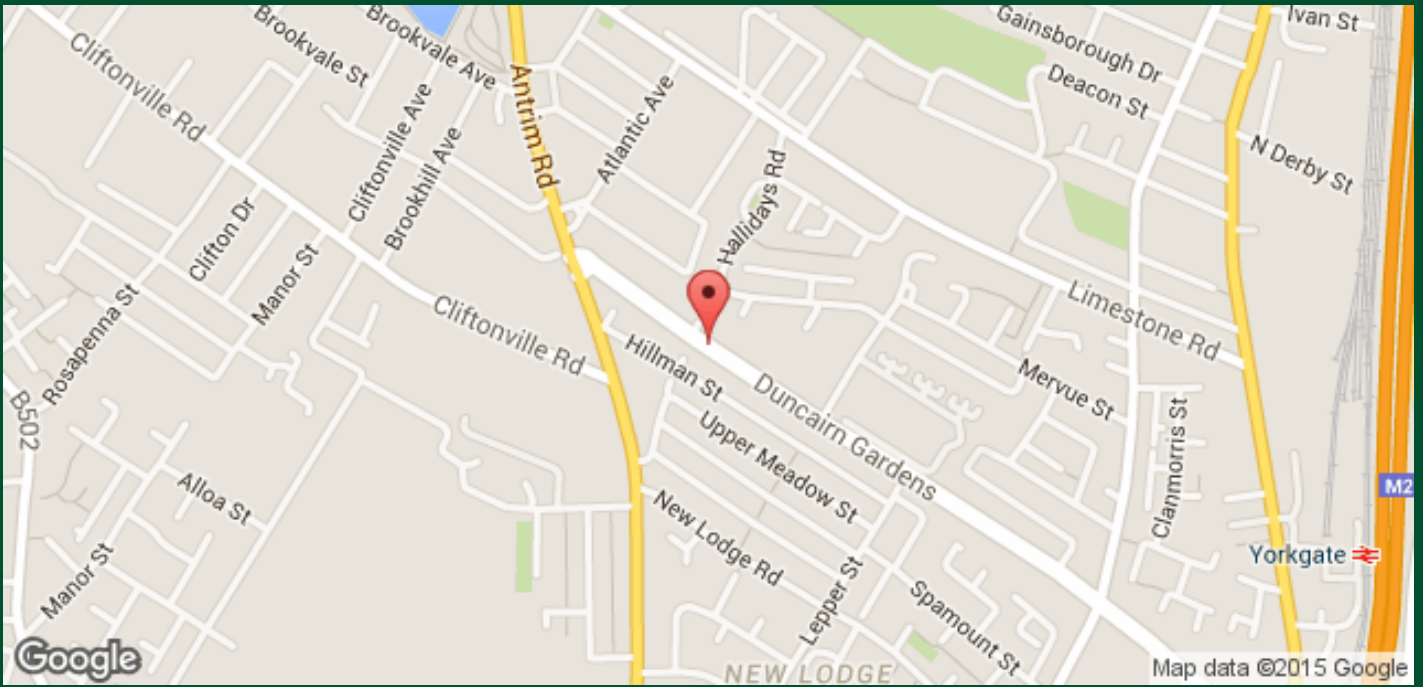
5' 10" x 3' 2" (c. 1.78m x 0.97m)  
White two piece suite. 1 x Single radiator.  
PVC window. Suspended ceiling. Vinyl  
flooring. Part tiled walls

#### OUTSIDE

#### REAR YARD

Concrete. Gated access to alley way.  
Partially covered





VIEWING IS STRICTLY BY APPOINTMENT WITH OUR OFFICE



# Northern Property



## West Belfast

263 Falls Road  
Gaeltacht Quarter  
Belfast, BT12 6FB  
T: 90 324 555  
E: [info@northernpropertyni.com](mailto:info@northernpropertyni.com)  
Twitter: @propertyni



## City Centre

46 Hamilton Street  
Linen Quarter  
Belfast, BT2 8LP  
T: 90 313 133  
E: [office@northernpropertyni.com](mailto:office@northernpropertyni.com)  
Twitter: @propertynicc

[northernpropertyni.com](http://northernpropertyni.com)

Northern Property, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) these particulars are set out as a general guideline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute any part of, an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves in inspection or otherwise, as to the correctness of each of them; (3) No person in the employment of Northern Property has any authority to make or give representation or warranty whatever in relation to this property.



# Northern Mortgages

Mortgages • Protection • Insurance

- First Time Buyers
- Buy-to-Let
- Re-Mortgaging
- Co-Ownership
- Life Insurance
- Income Protection Policies
- Accident, Sickness & Unemployment Policies
- Buildings & Contents Insurance
- Landlords Buildings
- Contents Insurance For Tenants

**90 313 133**  
**Free Mortgage Advice**  
[info@northernmortgages.com](mailto:info@northernmortgages.com)