

## 174 Cliftonville Road , Belfast, BT14 6LB

**£150 Per Week**

Superb Opportunity To Rent Premises Holding A Prime Position On The Bustling Cliftonville Road.

We are pleased to offer 174 Cliftonville Road To Rent, holding a prime position on the bustling Cliftonville Road, just a short commute to the City Centre. This refurbished unit offers gas fired central heating and newly installed wc. The current rent is £ 150.00 per week plus rates on a full repairing and insuring lease - lease terms negotiable.

The prime position on the Cliftonville Road moments from well highly regarded residential areas yet only a short commute to the City Centre combines with this "ready to go" unit - Early enquiries are recommended.

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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 174 Cliftonville Road , Belfast, BT14 6LB



- Superb Rental Opportunity
- Gas Fired Central Heating
- Bustling Main Road Position
- Prime Cliftonville Road Location
- Recently Fitted WC
- Early Enquiries Are Recommended
- Current Rent is £ 200.00 Per Week Plus Rates
- Refurbished And Ready To Go

## Waiting Area

12'8" x 10'9" (3.88 x 3.28)

Electric Roller shutter door,  
large picture window, ceramic  
tiled floor.

Enclosed forecourt, artificial  
grass, dog pens.

Open Plan To

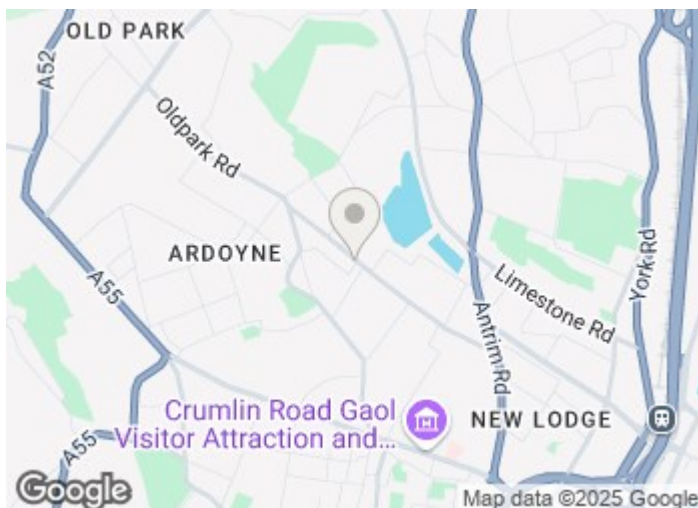
## Grooming Area

Ceramic tiled floor, gas boiler,  
counter top, stainless steel "dog  
bath", ceramic tiled floor.

## WC

Fully tiled low flush WC, vanity  
unit.

## Storage



## Directions





# Floor Plan

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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