

236A Ballysillan Road, Belfast BT14 6QZ

Retail (375 sq. feet) For Rent

£500 / month



Key Features

- To Let - Prominent Retail Unit At An Attractive Rent.
- Lease Available At A Rent Of £500 Per Month (£6,000 Per Year).
- Early Viewing Recommended.
- Also Suitable For a Number of Other Retail Uses.

Information

LOCATION

The subject property is located fronting the Ballysillan Road at its junction with the Oldpark Road in North Belfast. The property benefits from a high level of visibility to passing traffic. Neighbouring occupiers include Court Credit Union and a Chinese Takeaway.

DESCRIPTION

The property is currently fitted as a dog groomers but can be used for a variety of retail purposes. Externally the shop benefits from a glazed shop front with electric roller shutters. Internally it is fitted with a reception area, dog grooming parlour and rear kitchen/WC facilities.

The shop is also ideal for other retail uses.

The shop benefits from parking to the front.

LEASE DETAILS

Term - negotiable

Rent - £6,000 per annum (£500 Per Month).

Repairs - the tenant is responsible for all repairs.

Insurance - the tenant will reimburse the landlord with the cost of the insurance.

Rates -this will be the responsibility of the tenant. Current NAV - £2,650

Rates payable - we understand the current rates payable after small business rates relief is approximately £1,191.23 per year. Potential tenants must seeking confirmation directly from LPS.

VAT

The property is not registered for Vat and no Vat is charged on the rent.

FURTHER INFORMATION

For further information please contact Trevor Dougan on 07887708796 / trevor@douganproperty.com

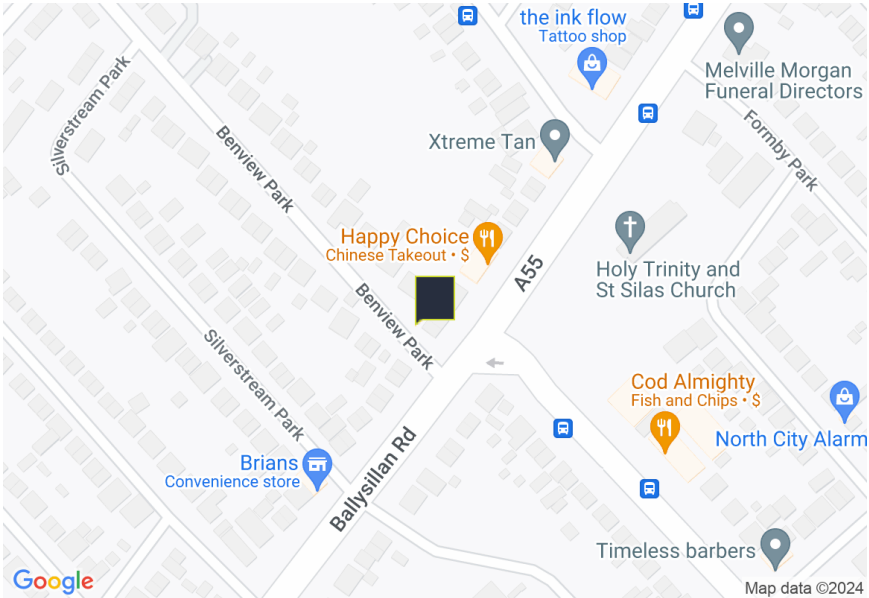
Directions

The property is located at the junction of Ballysillan Road and Oldpark Road.

Photo Gallery



Location



Visit www.douganproperty.com for further details.



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