

# Northern Property

Estate Agents & Property Consultants

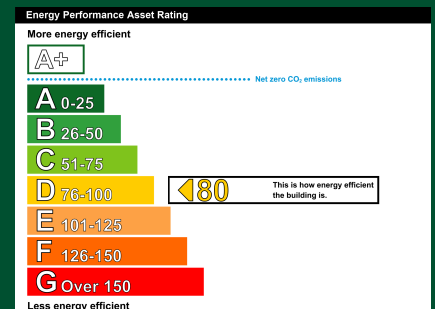


85 Andersonstown Road  
Belfast, BT11 9AH

**£900**  
Per Month



- 9 MONTH LICENCE AGREEMENT
- £900 Per Month
- Available Immediately
- Detached office Premises
- Located On The Andersonstown Road
- Car Parking
- Rates approx. £4,704.99 Per Annum





# Description

## LOCATION

Located on the Andersonstown Road, West Belfast. This property offers is within close proximity to the M1 motorway and Westlink; while being close to Belfast City Centre. The property benefits from excellent public transport connections and high levels of passing trade.

## DESCRIPTION

Spacious ground and first floor accommodation comprises a reception area, five well proportion offices / rooms, toilet and kitchen facilities, extra storage rooms, double glazing. The premises is circa. 922 sq ft spread over the ground and first floor.

## RENTAL PRICE

We have been instructed to seek rent of £8,100 on a 9 month licence agreement. (£900 Per Month)

## RATES FULL

The property has an NAV of £7,850 and the 2023/24 Rates approx. £4,704.99 Per Annum

## REPAIR AND INSURING LEASE

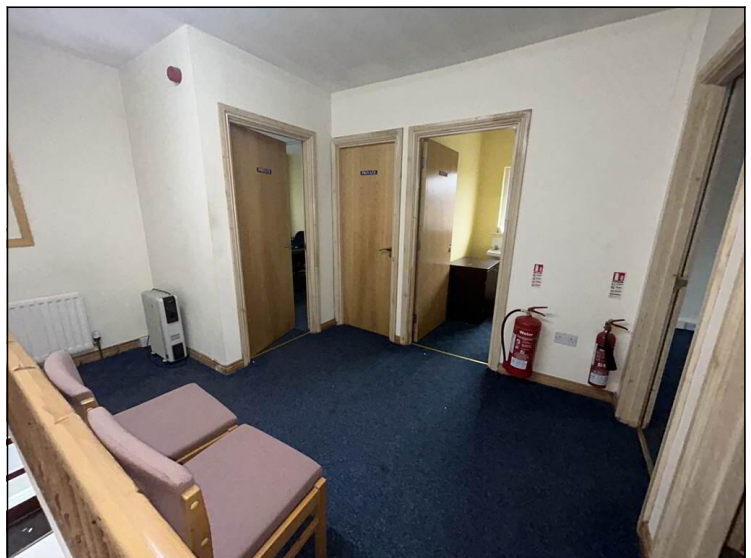
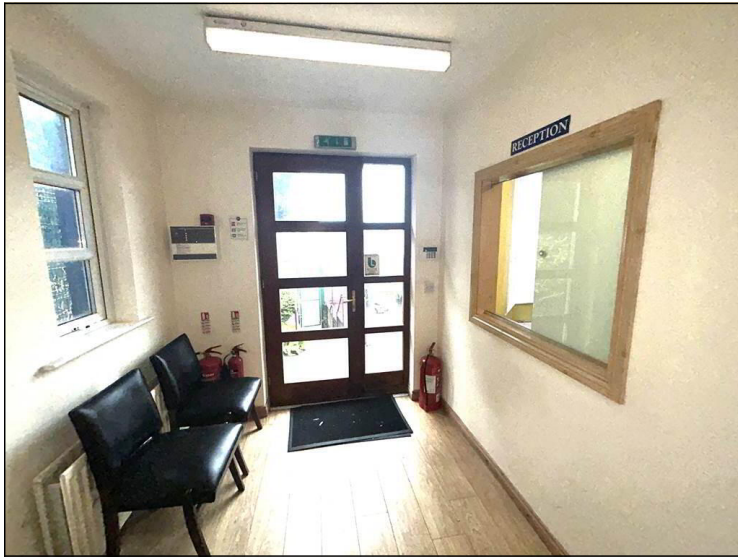
Tenant to reimburse the landlord for insurance premium.

## FURTHER INFORMATION

For access, further information and/or register your interest, please contact our commercial team today- 028 90 324 555 - [commercial@northernproperty.com](mailto:commercial@northernproperty.com)



# Additional Images





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