

Northern Property

Estate Agents & Property Consultants

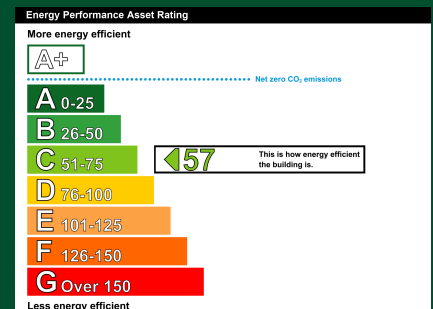


220 Stewartstown Road
Belfast, BT17 0LB

£800
Per Month



- First Floor Premises
- Reception Area
- Three Rooms
- Separate W/C
- Circa 926 sqft
- Rent £800 Per Month
- Rates Approx £3,416.36 Per Annum





Description

LOCATION

Located on the Stewartstown Road just past the Michael Ferguson Roundabout in West Belfast. This property offers proximity to the M1 motorway and Westlink; while being approximately 5.7 miles from Belfast City Centre and 4.6 miles from Lisburn City. The property is located within a busy row of shops with this unit situated above the Spar. Benefits from excellent public transport connections, high volumes of vehicular and foot traffic and close to local amenities and surrounding residential areas.



DESCRIPTION

Spacious first floor accommodation which was previously used as a hair and beauty salon but will lend itself to various uses subject to planning consents. The commercial premises comprises entrance stairway, large reception area, three treatment rooms and separate W/C. The premises is circa 926 sq ft.

RENTAL PRICE

We have been instructed to seek rent of £9,600 Per Annum (£800 Per Month)



RATES

The property has an NAV of £5,700 and the 2024/25 Rates are £3,416.36 Per Annum

FURTHER INFORMATION

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

Ground Floor



ENTRANCE HALL:
Stairs to First Floor entrance

First Floor

RECEPTION ROOM
5.69m x 4.06m (18' 8" x 13' 4")
Laminate Flooring

BEDROOM (1):
4.67m x 3.84m (15' 4" x 12' 7")
Laminate Flooring

BEDROOM (2):
4.72m x 4.67m (15' 6" x 15' 4")
Laminate Flooring

BEDROOM (3):
3.58m x 2.84m (11' 9" x 9' 4")
Laminate Flooring, Sink & Cabinets





VIEWING IS STRICTLY BY APPOINTMENT WITH OUR OFFICE



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