

Northern Property

Estate Agents & Property Consultants

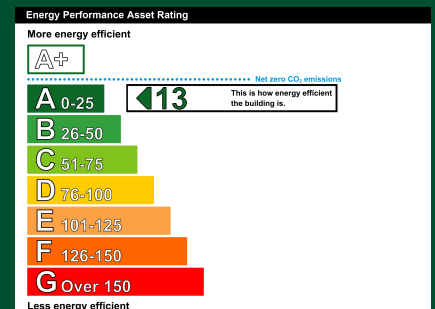


127A Falls Road
Belfast, BT12 6AD

£10,800
Per Year



- Modern 1st & 2nd Floor Office Premises
- Can Lend Itself To Various Uses Subject To Planning
- Rent £10,800 Per Annum (£900 Per Month)
- Rates Approximately £3,835.92 Per Annum
- Double Glazing Throughout
- EPC Rating F132 (9836-3022-0969-0200-5405)





Description

LOCATION

Located on the Falls Road and corner of Cavendish Street, West Belfast. This property offers is opposite the Royal Victoria Hospital and within close proximity to the M1 motorway and Westlink; while being approximately 1.3 miles from Belfast City Centre. The property is among a busy row of shops with high volumes of passing trade.

DESCRIPTION

Spacious first and second floor accommodation comprises a reception area, four well proportion offices / rooms, toilet and kitchen facilities, double glazing, and has an intercom/buzzer system. The premises is circa 1,030 sq ft spread over the first and second floor.

RENTAL PRICE

We have been instructed to seek rent of £10,800 Per Annum (£900 Per Month)

RATES FULL

The property has an NAV of £6,400 and the 2023/24 Rates are £3,835.92 Per Annum

REPAIR AND INSURING LEASE

Tenant to reimburse the landlord for insurance premium.

FURTHER INFORMATION

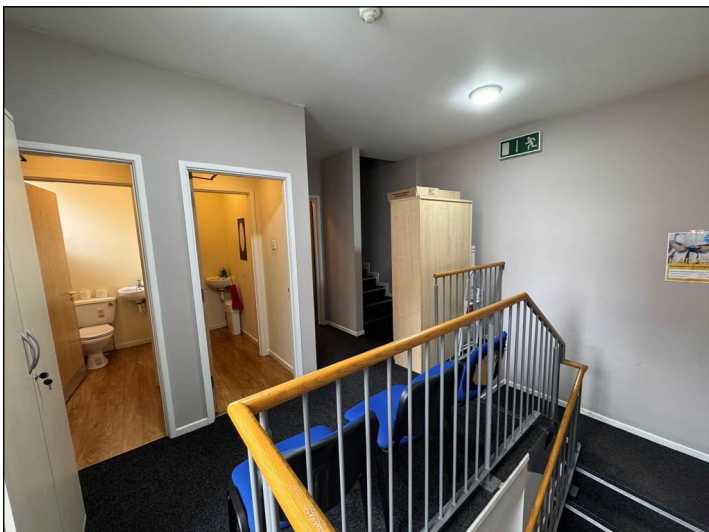
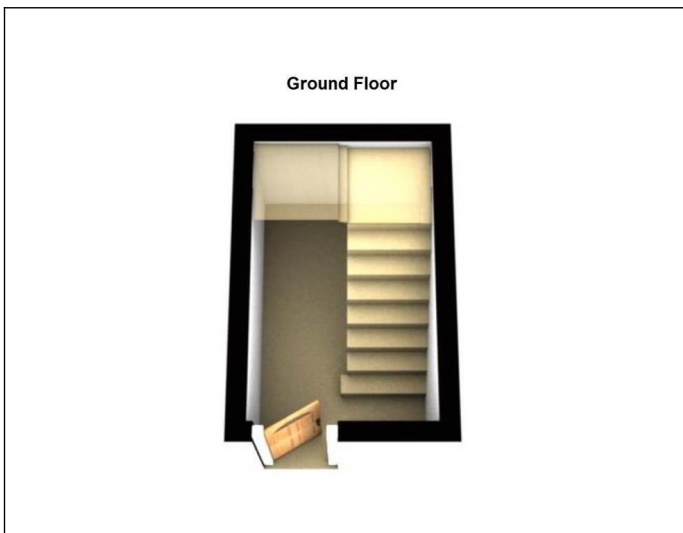
For access, further information and/or register your interest, please contact our commercial team today- 028 90 324 555 - commercial@northernproperty.com

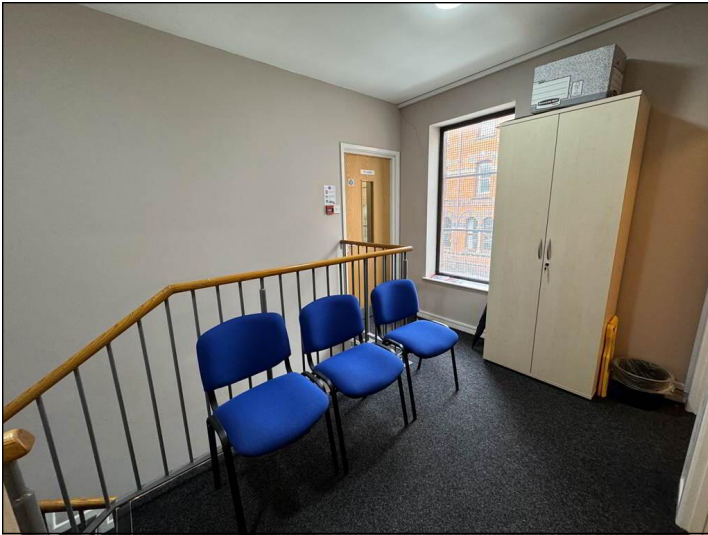
Ground Floor

ENTRANCE HALL:

2.89m x 1.812m (9' 6" x 5' 11")

Electric roller shutter access. Wooden glazed door. Intercom buzzer system. Heat





detector. Electric meter cupboard. 1 x Electric heater. Fire panel and alarm.

First Floor

LANDING:

4.459m x 4.19m (14' 8" x 13' 9")

Fitted carpet. 1 x Electric heater. Heat detector. Fire alarm. Emergency lighting signage. Fire extinguishers. Double glazed window. Storage cupboard

SEPARATE WC:

2.513m x 0.974m (8' 3" x 3' 2")

Vinyl flooring. White two piece suite.



RECEPTION:

4.4m x 5.367m (14' 5" x 17' 7")

Fitted carpet. 1 x Electric heater. Heat detector. Strip lighting. 4 x Double glazed windows. Storage cupboard

KITCHENETTE

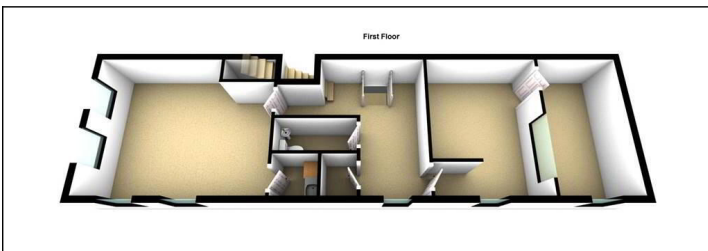
2.056m x 1.51m (6' 9" x 4' 11")

Vinyl flooring. High and low level units. WHB. Wall light

OFFICE 1

4.326m x 3.328m (14' 2" x 10' 11")

Fitted carpet. 1 x Double glazed window. Internal window. Heat detector. Strip lighting



OFFICE 2:

4.454m x 2.367m (14' 7" x 7' 9")

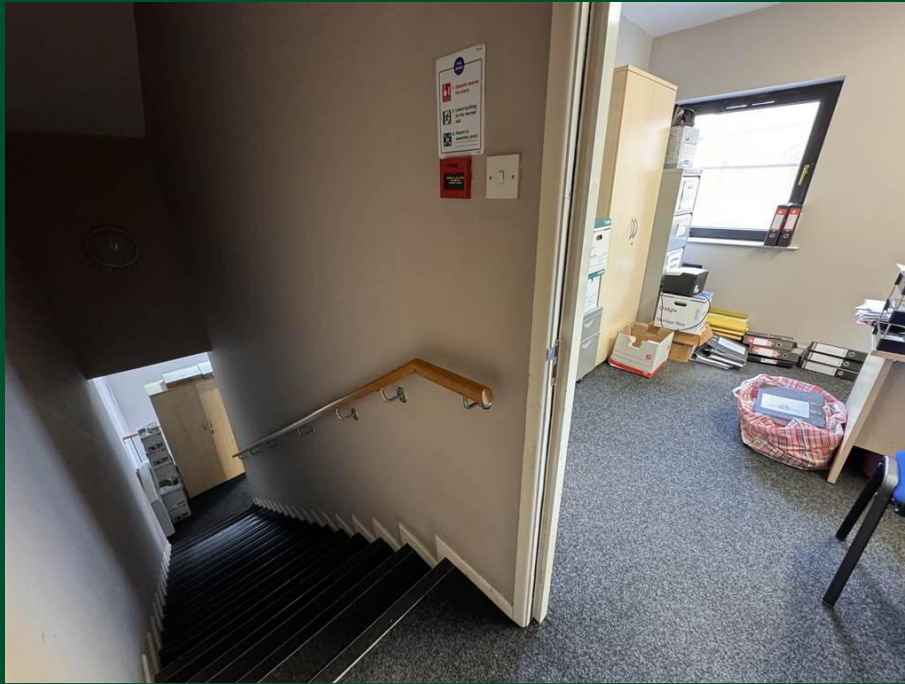
Fitted carpet. 1 x Electric heater. 1 x Double glazed window. Internal window. Strip lighting

Second Floor

LANDING:

1.004m x 1.259m (3' 4" x 4' 2")

Fitted carpet. Fire alarm. Heat detector



VIEWING IS STRICTLY BY APPOINTMENT WITH OUR OFFICE



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As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of funds (Information on the payer) Regulations 2017 (<http://www.legislation.gov.uk/uksi/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual agreement with Northern Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Northern Property is a trading name of Northern Propertyni.com Limited. **Registered Address:** 263 Falls Road, Belfast, BT12 6FB. **Company Number:** NI616495