

Northern Property

Estate Agents & Property Consultants

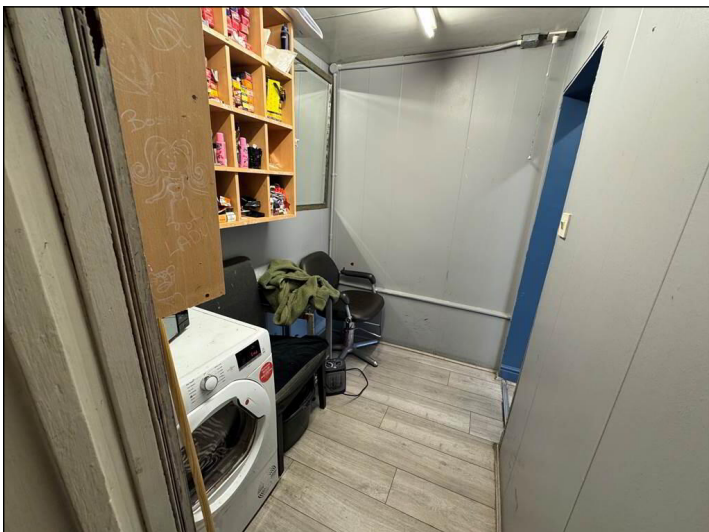
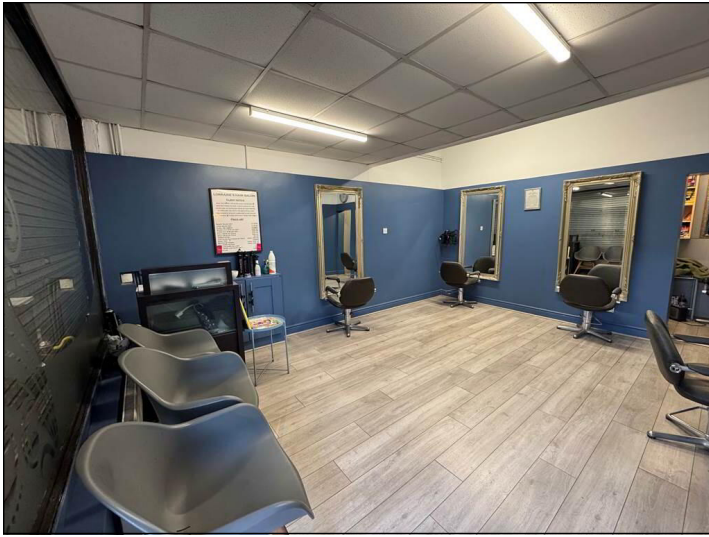


33-35 Beechmount Avenue
Belfast, BT12 7NA

£800
Per Month



- Rates Approximately £1,618.28 Per Annum
- Rent - £800 per month
- Ground Floor Retail Space
- Insurance - Tenant to re-imburse the landlord



Description

LOCATION

The subject property is located in the heart of Beechmount Avenue, just off the Falls Road in West Belfast. The property is 10 minutes from Belfast City Centre and it is easily accessed via the Westlink motorway network, and by public transport.

DESCRIPTION

33-35 Beechmount Avenue is a ground floor commercial premises which was previously used as a hairdressers, however the premises could be utilised for any commercial businesses subject to planning consents where applicable.

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

RATES - Approximately £1,618.28 per annum.

INSURANCE - Tenant to reimburse the Landlord

FURTHER INFORMATION

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

Ground Floor

ROOM (1):

5.72m x 3.02m (18' 9" x 9' 11")

Tiled flooring at entrance. Laminate flooring. Aluminium frame glazed window and door. PVC cladding on walls. Suspended ceiling. Strip lighting. 1 x Double radiator. 1 x Single radiator.



ROOM (2):

5.72m x 2.62m (18' 9" x 8' 7")

Laminate flooring. Strip lighting. PVC cladding on walls. Wooden frame single glazed window. 1 x Single radiator

Store Room

2.08m x 1.55m (6' 10" x 5' 1")

Laminate flooring. PVC cladding on walls and ceiling. Timber shelving

CLOAKROOM:

1.17m x 0.66m (3' 10" x 2' 2")

Tiled flooring. Gas boiler



TOILET

1.65m x 0.86m (5' 5" x 2' 10")

Tiled flooring. WC. PVC cladding on walls and ceiling. Spot lighting





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