



## TO LET

Offers around

£20,000 p.a.x

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## Unit 1, Galway House 165 York Street, Belfast, BT15 1AL

### Summary

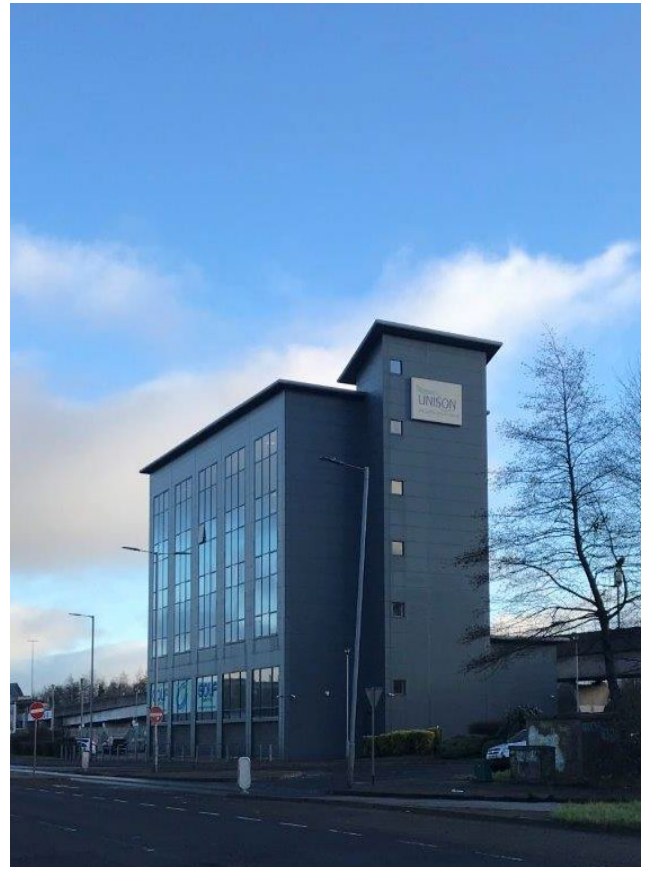
- Ground Floor space extending to c.2,400 sq ft
- Prominent location close to Ulster University and Cityside Retail Park
- Available immediately

### Location

The subject is located immediately adjacent to the York Road intersection, easily accessible to M2, M3 and Westlink.

The subject occupies a prominent position on the York Road, in between the new York Street Train Station and new Ulster University campus. The location of the building and size of the unit makes it suitable for a variety of businesses. The subject is further benefitted by several newly constructed purpose-built student accommodation blocks nearby.

Non-domestic occupiers within the immediate vicinity include Unison, Asda, Tesco and Sports Direct.



## Description

The subject property is a ground-floor unit extending to c. 2,400 sq. ft. Internally the unit is finished to shell specification incorporating floor-to-ceiling height glazed windows, which will provide a light and comfortable space suitable for a wide variety of commercial operators.

## Lease Details

Term: Minimum of a 5-year lease

Rent: Offers around £20,000 per annum exclusive

Repairs: Full repairing and insuring terms

### VAT

All prices quoted are exclusive of and may be subject to VAT.

### Unit Size

C. 2,400 sq ft

### Rateable Value

TBC