

TO LET



Prominent Retail Unit

UNIT 1, 72-78 ANDERSONSTOWN ROAD, BELFAST

- 2-storey retail unit
- c 686 sq ft (63.7 sq m)
- Highly prominent location
- Suitable for a variety of uses

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Lisney

RETAIL

Location

The premises are situated in a highly prominent location on the south side of Andersonstown Road, close to its junction with Kennedy Way. Andersonstown Road is one of Belfast's main arterial routes through the west of the city and has a very high level of passing pedestrian and vehicular traffic. The surrounding area provides an excellent mix of neighbourhood retailers, licensed premises, offices and residential dwellings.

Description

The premises comprise ground and basement retail unit within a terraced parade of shops.

Internally the unit is fitted for hairdressing salon with laminate flooring, plastered and painted walls and ceiling, fluorescent strip lighting, salon chairs, reception desk and sinks.

Accommodation

Ground Floor	354sq ft	32.8sqm
Basement	332sq ft	30.8sq m
Total	686sq ft	63.7sq m

Lease Details A full repairing and Insuring lease for a period to be agreed at a rent of £9,500 per annum exclusive.

Service Charge

The tenant will pay the landlord a pro rata proportion of the costs of maintenance, repair and general management of the property.

Rates

We are advised by Land and Property Services that the property has:

Net Annual Value	£6,400
Rate in £ for 2013/14	£0.6004
Rates Payable	£3,843

Energy performance Certificate The property has an energy performance rating of E-108

All prices and outgoings are exclusive of but may be liable to V.A.T.

