For Sale/ To Let

41/45 York Road
Belfast
BT15 3GU

- Refurbished Retail Accommodation
- C. 2,330 sq ft (217 sq m)
- Immediately available

Description

The building occupies a prominent corner position fronting York Road, approximately 1.5 miles from Belfast City Centre, a major arterial route and close to the M2 Motorway. The premises comprise a ground floor retail/showroom with adjoining offices, kitchen and WC's, all refurbished to a high standard. The building has undergone substantial refurbishment both internally and externally to include new stone façade and all new finishes throughout. On-street car parking is available in North Derby Street and Jennymount Street.

Specification

- Attractive stone façade and feature glazing.
- Double glazed shop front/display area.
- Fully fitted ancillary offices.
- New gas fired central heating system.
- Fitted kitchen.
- Male/female and disabled WC's.

Floor Areas

	SQ. FT	SQ. M
Ground Floor (Unit 1)		
Retail Showroom	1,556	145
Office 1	196	18
Office 2	205	19
Kitchen	313	29
Stores	60	6
Total NIA	**2,330**	**217**

Lease Details

Term Negotiable

Repairs & Insurance Effective full repairing and insuring via service charge recovery.

Rent Ground Floor - £15,000 per annum.

Net Annual Value

Ground Floor - £6,450.

Rate in the £ 2017/18 = £0.592681.

Price

Upon application.

Value Added Tax

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

Viewing

Proceed directly to site.

For further information please contact:

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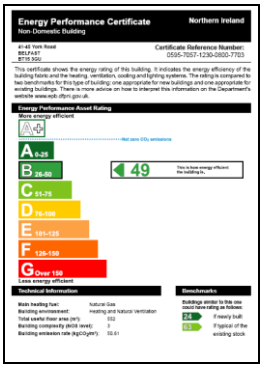

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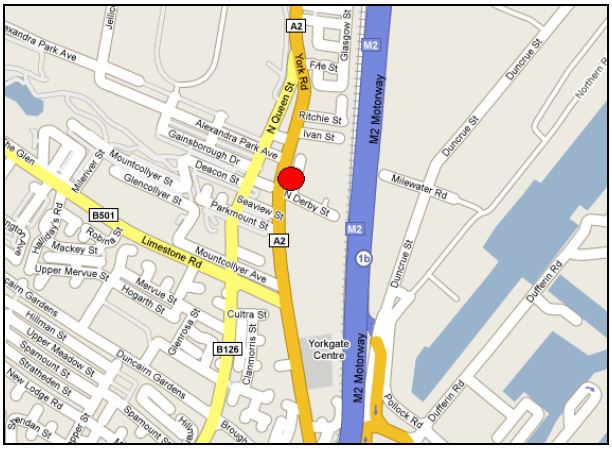

Location plan for Identification only
Sat Nav: BT15 3GU

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