

# 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
<b>Total NIA</b>	<b>2,330</b>	<b>217</b>

## 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:

**Jago Bret**

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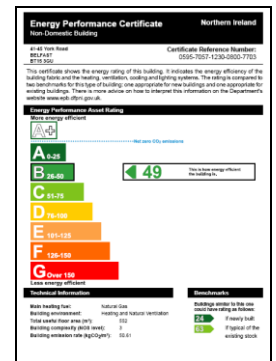
E: [j.bret@gvani.co.uk](mailto:j.bret@gvani.co.uk)

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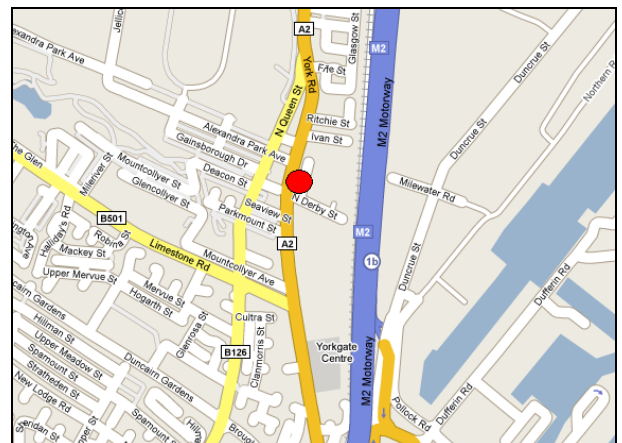
**Liam McAuley**

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## EPC – B49



Location plan for Identification only

Sat Nav: BT15 3GU

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