

# TO LET

## PROMINENT RETAIL UNIT

### 1,460 SQ FT



ON FLYNN

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*Norah Mitchell*  
Florist

Tel: 028 9065 4290

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Campbell  
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**BELLA PIZZA**

*Miso Hair*

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Commercial

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# 72 HOLYWOOD ROAD BELFAST

## LOCATION

The Holywood Road is one of the main and busiest arterial routes into Belfast City Centre from East Belfast. Properties comprise a mix of commercial and residential uses. The area benefits from excellent public transport links with high levels of both pedestrian and vehicular traffic. Other occupiers in close proximity include Bella Pizza, The Mortgage Shop, Russel Cellars, Buchanan Johnston Flynn Ltd, Miro Hair and Pamper.

## DESCRIPTION

The subject property comprises a three storey mid terraced building. The ground floor is suitable for sales whilst the first and second floors provide basic storage and staff facilities.

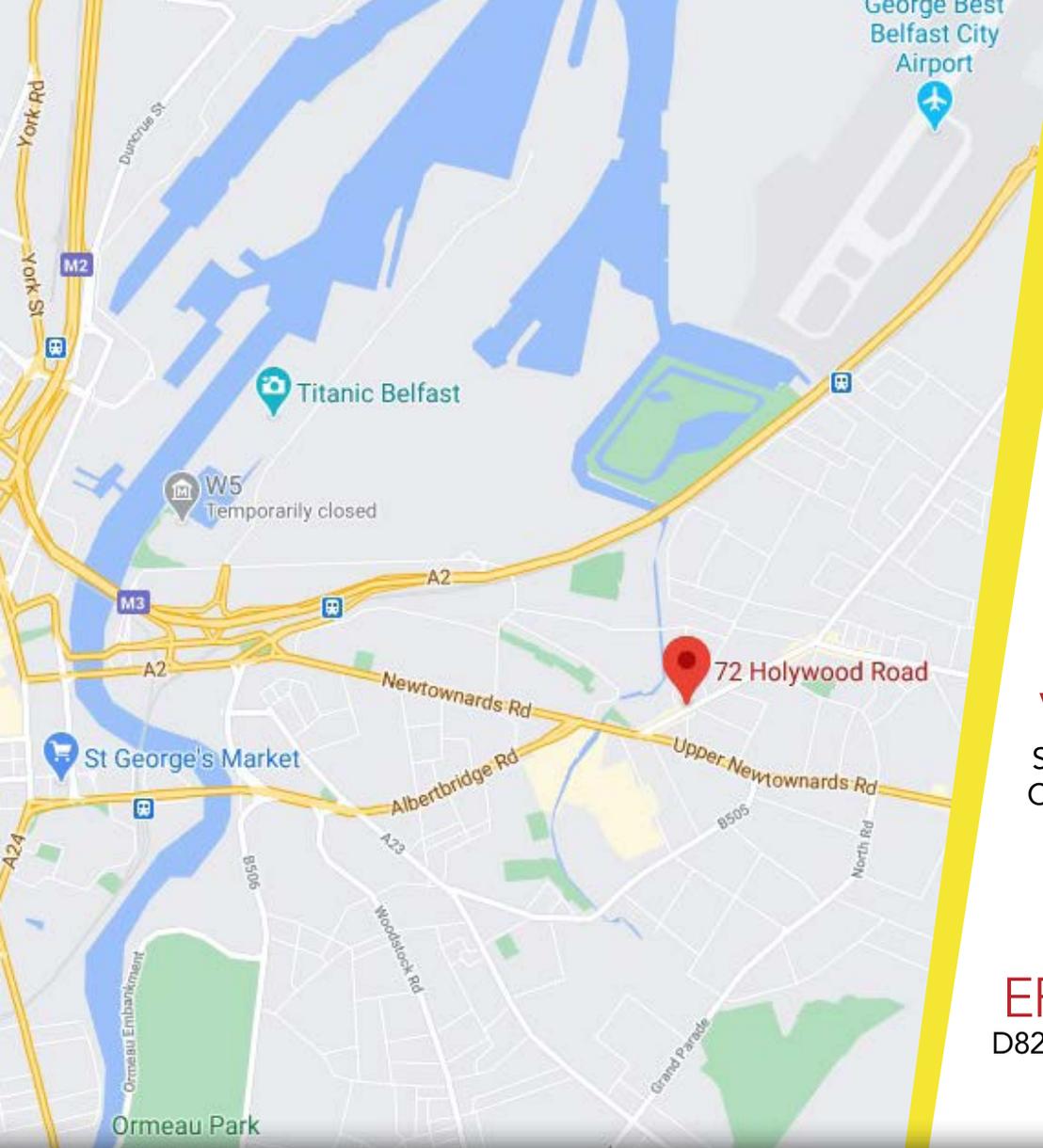
## ACCOMMODATION

Ground Floor	705 sq ft	65.50 sq m
First Floor	460 sq ft	42.74 sq m
Second Floor	295 sq ft	27.40 sq m
<b>Total Area</b>	<b>1460 sq ft</b>	<b>135.64 sq m</b>

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## LEASE TERMS

**Term** – 20 years expiring 30 April 2025

**Rent** – £12,500 pax

**Repair** – FRI limited by schedule of condition

**Sublease** may be available.

## NAV

We have been advised by Land & Property Services that the NAV of the property is £9,150. Rate poundage £0.538166, giving an annual rates bill of £4924.22.

## VAT

Prices, outgoings and rent do not include VAT which may be chargeable.

## VIEWING

Strictly by appointment through Campbell Cairns

Contact

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**Emily Law**

emily@campbellcairns.com Mobile 07703 809 256

## EPC

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