

FOR SALE / TO LET

Fully Fitted Hairdressing Salon

c.856 sq.ft. (79.5 sq.m.)

511 Crumlin Road, Belfast BT14 7GA



Location

The unit is located at the top of the Crumlin Road, at the very busy Ardoyne Parade of shops. The Crumlin Road is one of Belfast's busiest arterial routes, connecting the City Centre to North Belfast. Other occupiers in the vicinity include McKenzies Pharmacy, Winemark, World of Flowers and Sean Graham.

Description

This is a walk in and ready to go opportunity already set up as a fully fitted hair salon. It is a single storey unit currently arranged as front salon, rear salon, store, kitchen plus W.C. The salon has a solid floor overlaid with tiles, feature lighting and there are electric roller shutters to the front and rear of the unit. The unit could be easily reconfigured to meet new social distancing guidelines.

ACCOMMODATION

Total c.856 sq.ft. (79.5 sq.m.)



54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 email: nicola@trcommercial.co.uk

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SALE PRICE Seeking offers over **£65,000 exclusive**

LEASE DETAILS

RENT £12,000 p.a.

TERM Five years

REPAIRS/INSURANCE Full Repairing and Insuring basis

VAT The prices quoted are exclusive of VAT, which may be chargeable.

RATES NAV £3,850
Rates payable 2019/20 with SBRR £1,773.32

EPC C-63

VIEWING By appointment with Sole Agent 028 9042 4747



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

63 This is how energy efficient the building is.



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