



TO LET

# 6-10 Ballygowan Road

**Belfast, Co. Antrim, BT5 7LL**

- c. 918 sq ft
- Prominent location
- Excellent frontage unto the Ballygowan Road
- Heavy vehicular traffic
- Suitable for a variety of uses STPP

# Location

The property is prominently located on the Ballygowan Road benefitting from easy access to and from the City centre via the A23 Castlereagh Road. The surrounding area is predominately residential however there are a range of commercial and local occupiers. The property is part of mixed-use parade with neighbouring occupiers including Domino's, Winemark and Spar.

# Description

The property comprises a ground floor, mid-terrace double unit that was previously occupied by a local charity. The unit could be split and be occupied by 2 individual tenants.

The internal specification includes an excellent glazed frontage onto the Ballygowan Road, carpeting flooring, painted/ plastered walls and suspended ceilings with incorporated LED lighting.

There are also various stores, kitchen and WC facilities available. The premises would be suitable for a variety of uses STPP.

# Rates

We have been advised by the Land and Property Services of the following rating information:

**Net Annual Value:** £16,600  
**Estimated Rates Payable 2025/26:** £9,398

# Accommodation

Description	Sq Ft	Sq M
Ground Floor	918	85.32

*Please note these floor areas are as per the original on site measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.*



## LEASE DETAILS

**Term:** Negotiable  
**Rent:** £12,000 per annum exc

*Incentives available subject to lease length and covenant strength.*

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## VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

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## EPC

E122. Full EPC certificate available on request.

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