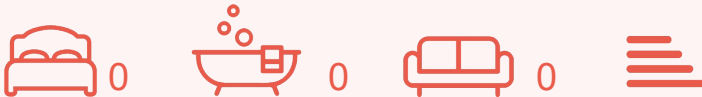




126 Orby Drive, Belfast, BT5 6BB

£400 Per Month



Unique opportunity to rent a ground floor commercial premises, extending to c.450 sq ft, prominently situated at the corner of Orby Drive and Houston Park, approximately 100m from Castlereagh Road, Belfast. The Castlereagh Road is a main arterial route in east Belfast and is well served by public transport, with the surrounding locality characterised by a mix of commercial and high density residential development. Neighbouring occupiers include Samuel Lewis Hearing Aids, Fiber Sports Memorabilia and Alpha Physio, with Lidl, Lynas Food, Domino's Pizza, Winemark and Podium 4 Sport in close proximity.

The subject premises comprises private entrance door leading into the main retail unit/studio, kitchenette/staff room to rear, and cloakroom with WC. The property further benefits from single phase electric, plastered and painted ceilings, generous electrical specification throughout, and available for occupation immediately.

We are advised by Land & Property Services that the NAV is £3,450.00, resulting in rates payable for 2024/25 of approximately £2,067.80 (excluding SBRR).

Please note; all prices, rentals and outgoings are quoted net of VAT which may be chargeable.



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