



## 120c Castlereagh Street

Belfast BT5 4NL

£13,000 Per annum

An excellent opportunity to rent a substantial commercial premises in a prominent location on the ever-busy Castlereagh Street, just minutes from Belfast City Centre and well served by public transport links. Previously operating as a successful hair & beauty salon, this versatile unit would suit a wide range of retail, salon, office, health & wellbeing or service-based businesses.

The accommodation extends to approximately 1,151 sq.ft. and is fitted to a high standard throughout. The spacious main floor area benefits from excellent frontage onto Castlereagh Street, modern tiled flooring, recessed lighting, multiple workstations, a reception/waiting area and excellent storage facilities. To the rear are additional storage rooms, staff facilities, kitchen areas and a contemporary WC suite. The property also benefits from office accommodation on the ground and first floors, ideal for administration, treatment rooms or private workspace.

Further benefits include electric shutters, alarm system, modern fit-out, ample power points and immediate availability.

Please note the shutters and rear yard are shared with 118c Castlereagh Street.

Available immediately on a 5–10 year lease term.

NAV: £5,250 per annum

Insurance: Approximately £200 per annum, payable directly to the landlord.

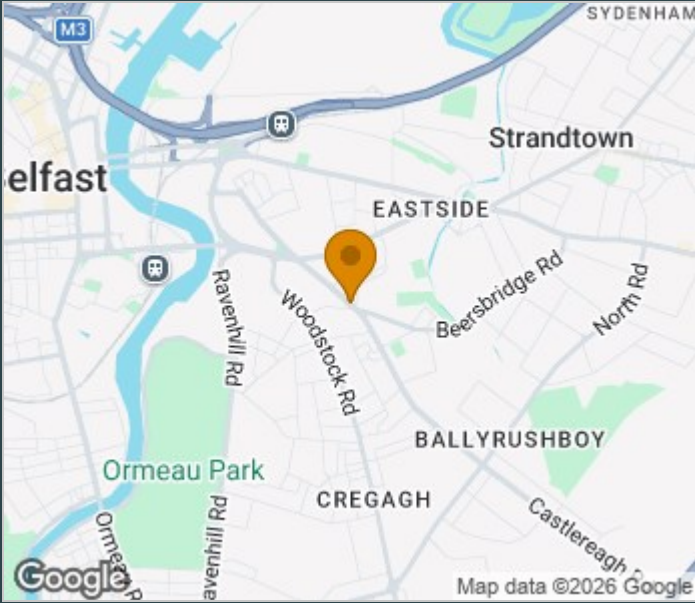
### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Prominent commercial premises located on the busy Castlereagh Street
- Approximately 1,151 sq.ft. of flexible commercial accommodation
- Suitable for retail, salon, office, beauty or wellbeing use
- Excellent frontage with strong passing footfall and visibility
- Spacious open-plan main floor with reception/waiting area
- Additional office accommodation across ground and first floors
- Multiple storage rooms and staff facilities included
- Modern WC suite and kitchen areas to the rear
- Benefits from electric shutters and alarm system
- Available immediately on a 5–10 year lease term

## Area Map

## Energy Efficiency Graph

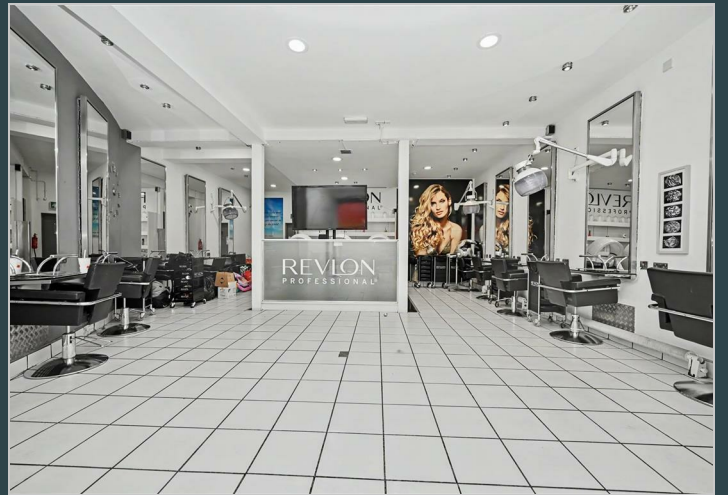


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Northern Ireland**

EU Directive  
2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 Wellington Park, Belfast, Antrim, BT9 6DJ

Tel: 02890388383 Email: [info@nicholasresidential.co.uk](mailto:info@nicholasresidential.co.uk) <https://www.nicholasresidential.co.uk>