

# To Let

Fully Fitted Former Beauty Salon c.705 sq.ft  
161 Stranmillis Road, Belfast BT9 5AJ



CUSHMAN &  
WAKEFIELD



McCOMBE  
PIERCE

Rent  
Reduced





## To Let 161 Stranmillis Road, Belfast BT9 5AJ



### Property Highlights

- To Let Excellent Ground Floor Premises
- Previously traded as a Beauty Salon
- Accommodation extends to c.705 sq.ft
- Well Presented unit ideally suited to another Beauty Salon Business or Consulting Rooms
- Guide Rent £14,500 per annum exclusive

### Location

The subject property occupies an excellent location fronting onto Stranmillis Road in the heart of Stranmillis Village, located one mile south of Belfast City Centre.

The area is extremely popular being in close proximity to Queens University, Methodist College, Queens PEC, The Lyric Theatre, Stranmillis College, Ulster Museum Botanic Gardens and a host of eateries, coffee shops, retail, office and leisure uses that are established in the immediate area.

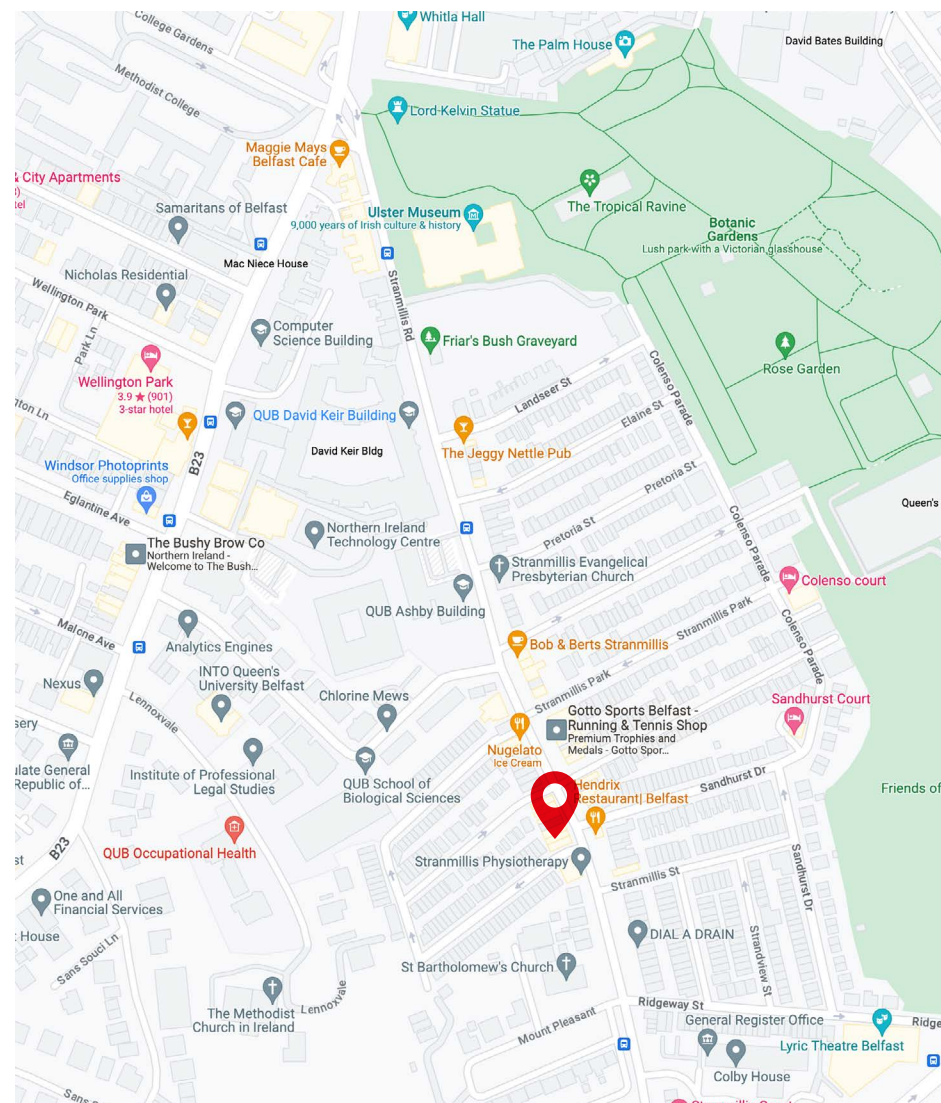
The Stranmillis area benefits from high levels of passing footfall and traffic with occupiers in the immediate vicinity including Centra, Subway, Winemark, Sinnamon Coffee Shop, Bob & Bert's and Sweet Beans Coffee Shop, etc.

### Description

The property was previously occupied by a successful Beauty Salon and the premises is currently configured to include the following accommodation:

- Reception Area
- 4 no. treatment rooms (one with a Shower)
- Client Waiting Area
- WC
- Kitchen Area

The premises features a modern glazed shopfront, a combination of carpet, laminate & tiled floor coverings, feature wall & ceiling lighting, plastered and painted walls and some integrated furniture and display units. The premises are well presented throughout and would ideally be suited to another beauty salon or consulting rooms business. However, the premises would equally be suitable for a variety of other uses (subject to the necessary consents). There is on-street car parking located directly at the front of the property.



## To Let 161 Stranmillis Road, Belfast BT9 5AJ



### Accommodation

All Areas are Approximate and based on N.I.A:

| Description  | Sq Ft      | Sq M         |
|--------------|------------|--------------|
| Ground Floor | 705        | 65.45        |
| <b>Total</b> | <b>705</b> | <b>65.45</b> |

### Lease Details

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Term:        | Negotiable                                                                                                    |
| Rent:        | £14,500 per annum exclusive                                                                                   |
| Repairs:     | Tenant to be responsible for interior and exterior repairs.                                                   |
| Insurance:   | Tenant to be responsible for the repayment of a fair proportion of the Landlord's building insurance premium. |
| Rent Review: | 5 yearly rent review.                                                                                         |

### Non Domestic Rates

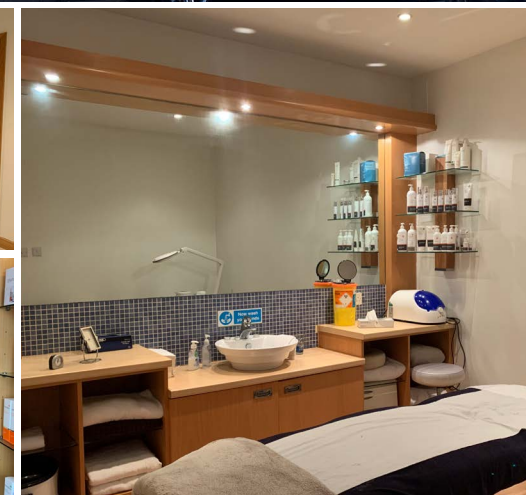
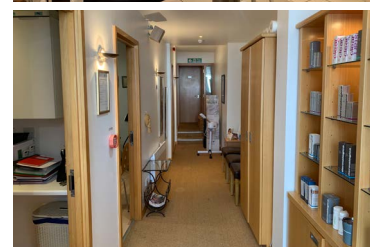
Net Annual Value (NAV): £13,500

Rate in £ for 2025/26: £0.626592

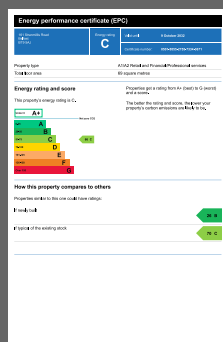
Estimated Rates payable: £8,459 per annum

### VAT

All prices, charges and rentals are quoted exclusive of VAT which may be chargeable.



EPC



## McCombe Pierce LLP

Lombard House, 10-20 Lombard Street, Belfast BT1 1RD

+44 (0)28 9023 3455

[www.cushmanwakefield-ni.com](http://www.cushmanwakefield-ni.com)

For more information, please contact:

### Martin McKibbin

028 9023 3455

07715 269699

[martin.mckibbin@cushwake-ni.com](mailto:martin.mckibbin@cushwake-ni.com)

### James Russell

028 9023 3455

07815 742152

[james.russell@cushwake-ni.com](mailto:james.russell@cushwake-ni.com)



CUSHMAN &  
WAKEFIELD



McCOMBE  
PIERCE

### Disclaimer

"McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (ii) no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) rents quoted in these particulars may be subject to VAT in addition;
- (v) McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

### Customer due diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.