

To Let

Excellent Retail Unit

Unit 3, Jill House, 502 Antrim Road, Belfast, BT15 5GF



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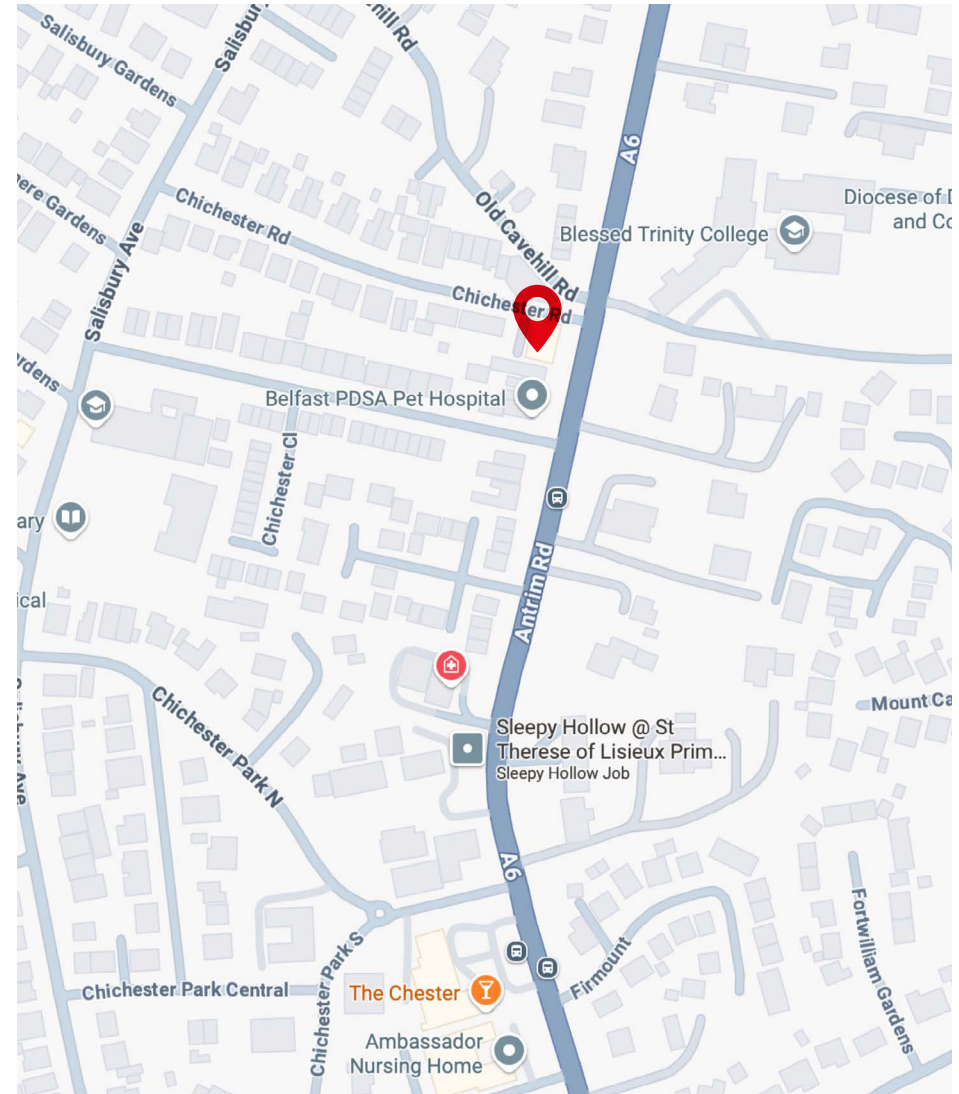
Property Highlights

- Occupying a highly prominent and accessible position on the bustling Antrim Road.
- Extending to approx. 390 Sq Ft (36.23 Sq M).
- Modern fully fitted accommodation requiring minimal expenditure.
- Suitable for a variety of uses, subject to any necessary statutory consents.
- Common off street car parking to the rear.
- Immediately Available.

Location

The Antrim Road is a main arterial route through North Belfast connecting the northern suburbs and Glengormley to Carlisle Circus and Belfast City Centre benefitting from high volumes of vehicular and pedestrian traffic and being well served by public transport.

Situated approximately 2.5 miles north of Belfast City Centre, Jill House occupies a highly prominent and accessible position on the Antrim Road at its junction with Chichester Road, opposite Blessed Trinity College. The locality is characterised by medium density housing and benefits from a range of amenities.



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Description

Ground floor retail unit currently configured to provide a waiting area, 3 no. treatment/ consulting rooms with a kitchenette and WC facilities positioned to the rear.

Modern fully fitted unit finished to an excellent standard comprising plastered/painted walls, suspended ceilings with recessed LED lighting, tile and vinyl floor coverings, gas and electric heating together with an aluminium framed glazed shopfront and roller shutters.

The premises can be serviced from the rear and benefit from common off street car parking off Chichester Road.

Accommodation

The property provides the following approximate net internal area:

Description	Sq Ft	Sq M
Ground Floor	390	36.23

Lease Details

Term: By Negotiation.

Rent: £10,000 per annum exclusive, subject to contract.

Repairs: Effective full repairing terms.

Service Charge: Circa £875 per annum exclusive, to include Buildings Insurance.

Non-Domestic Rates

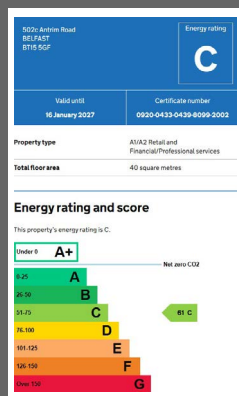
Rates payable for 2025/26 are approximately £3,509 (£2,807 after applying Small Business Rates Relief).

VAT

We are advised that the property is not currently VAT Registered.



EPC



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