



RHM
Commercial

**SHOWROOM/
TRADE COUNTER**

TO LET

Showroom/Trade Counter Premises

27A Stockmans Way

BELFAST

BT9 7ET

- Floor Area: 712 sq m (7,663 sq ft)
- Comfort heating & cooling to showroom
- Passenger lift
- On-site car parking

Property Consultants

RHM COMMERCIAL LLP
First Floor, Edward Court,
Saint Anne's Square,
Belfast, BT1 2LR
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LOCATION

Stockmans Way is located south west of Belfast City Centre off junction 2 on the M1 close to Stockmans Lane, Boucher Road, and Lisburn Road.

Occupiers in Stockmans Way include Glenhill Merchants, DSM Nutrition, Crown Paints and Excel Glass.

The premises were formerly occupied by H Ritchie & Sons Lighting and are located adjacent to Bailies Coffee Company.

DESCRIPTION

Modern two-storey showroom/ trade counter premises finished to a high standard and benefiting from comfort heating and cooling to reception and showroom, passenger lift, attractive glazed frontage, on-site car parking.

Internal showroom finishes include:

- Suspended ceiling
- Recessed fluorescent lighting
- Comfort heating & cooling
- Fitted kitchen units & worktop
- Passenger lift

ACCOMMODATION

Ground Floor Reception & Warehouse

372 sq m (4,004 sq ft)

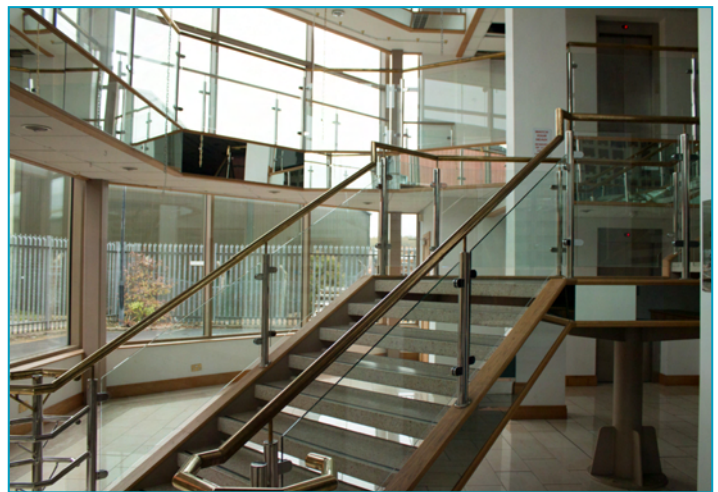
First Floor Showroom

340 sq m (3,659 sq ft)

Total Area

712 sq m (7,663 sq ft)

Toilet Accommodation



LEASE DETAILS

Term

10 years subject to 5 yearly reviews.

Rent

£35,000 per annum, plus VAT.

Repairs

Effective full repairing and insuring.

NAV

£25,200

Rates Payable 2015/16

£14,450

VAT

The premises are registered for Value Added Tax.

VIEWING

Strictly by prior appointment with RHM Commercial.

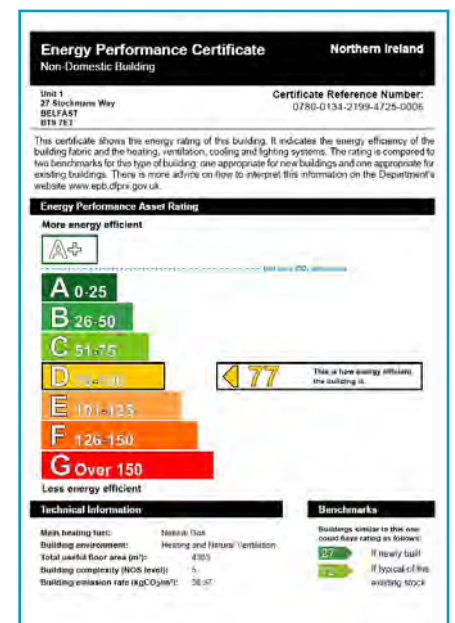
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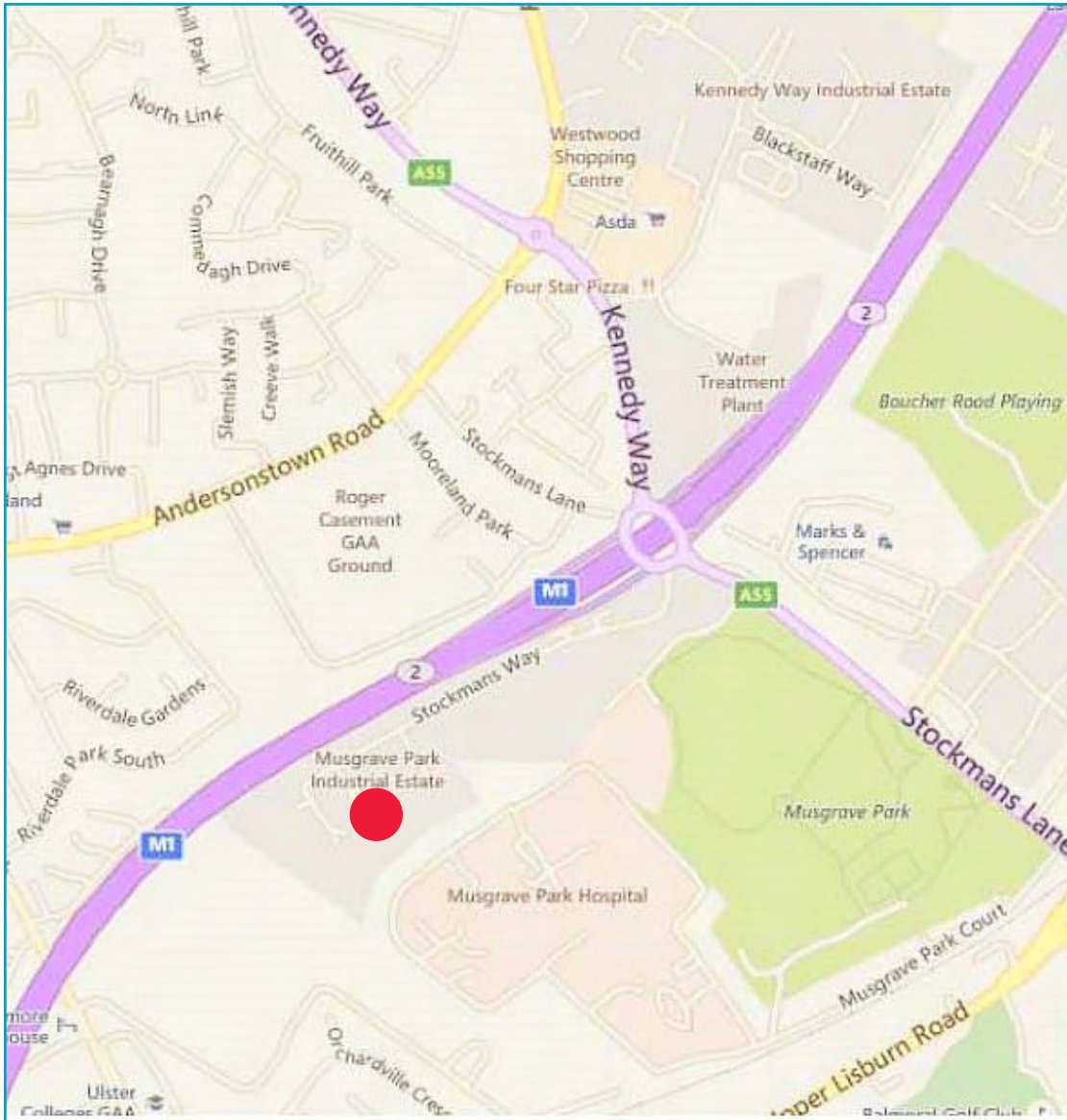


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RHM COMMERCIAL LLP

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