

COLIN GRAHAM RESIDENTIAL

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120 Orby Drive, Belfast, BT5 6BB

Per Month



Unique opportunity to rent a ground floor commercial premises, extending to c.700 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 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 main retail unit/studio, kitchenette/staff room to rear, and cloakroom with WC. The property further benefits from part painted/part wood panelled walls, suspended ceiling tiles, glazed shop front and generous electrical specification throughout. Available for occupation from April 2024.

We are advised by Land & Property Services that the NAV is £6,000.00, resulting in rates payable for 2024/25 of approximately £3,433.33 (excluding SBRR).

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



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