



To Let Retail Premises

Ground Floor, 103-113 Ravenhill Road, Belfast, BT6 8DR

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**FRAZER
KIDD**

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Summary

- Excellent opportunity to lease this prestigious premises occupying a prime corner location on the Ravenhill Road.
- Situated just 1 mile from Belfast City Centre.
- The premises are finished to a good standard extending to c.1,670 Sq Ft.
- Suitable for a variety of commercial uses, subject to any required statutory planning consents.

Location

The property occupies a prominent corner location situated fronting onto the Ravenhill Road, directly opposite My Lady's Road.

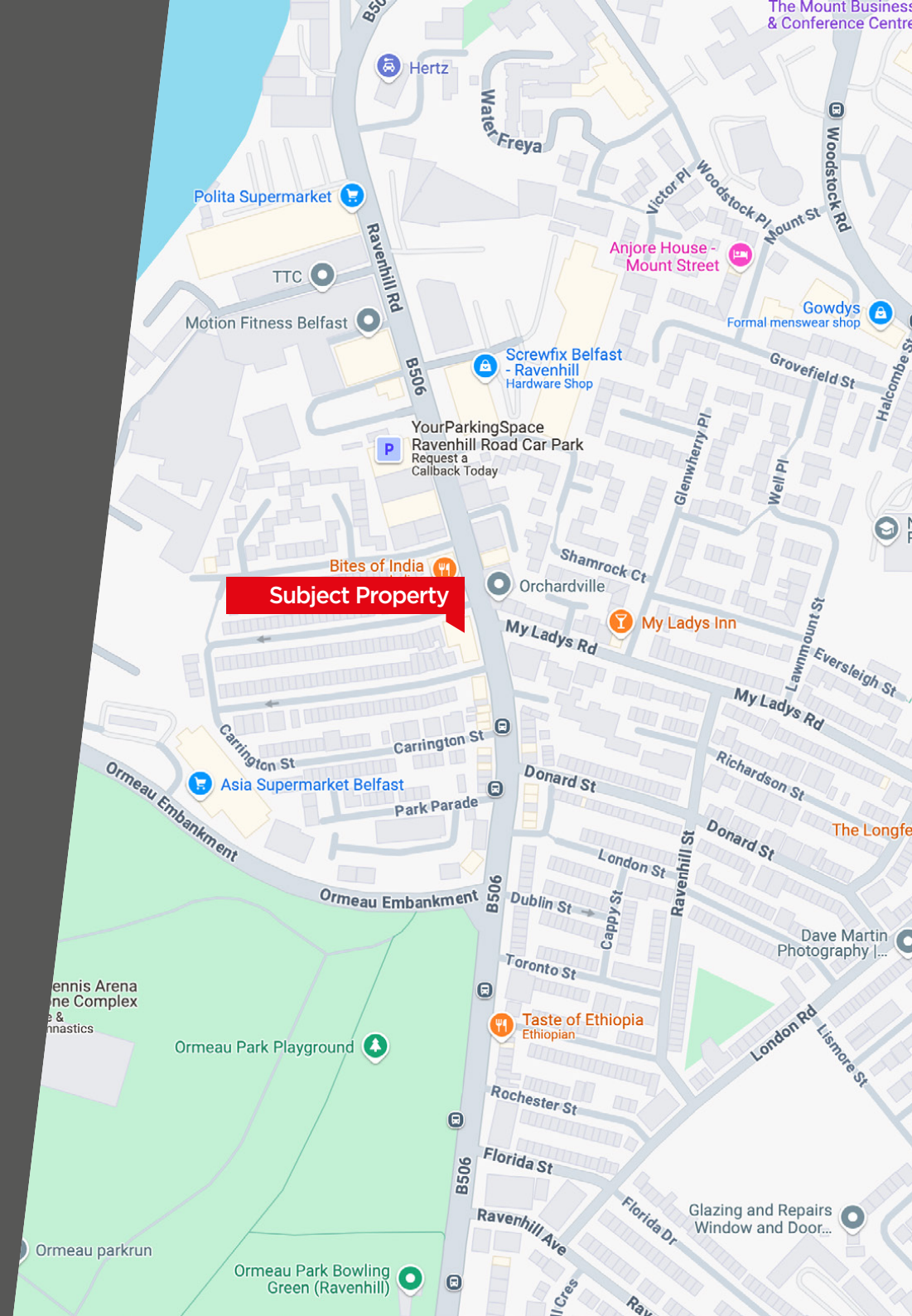
The property is also situated close to Albertbridge Road/East Bridge Street, which in turn provides access onto the M2/M3 Motorway network.

Belfast City Centre is within ease of walking distance, approximately 1 mile to the west. The immediate surrounding area comprises a mix of local commercial occupiers with housing on the nearby streets and avenues. Neighbouring occupiers include Spar and Boyle Sports, plus an array of independent retailers.

Description

The property comprises of an open retail/sales space with a dispensary area and kitchenette to the rear with a separate consultation room.

This property has a highly visible shop frontage with laminate flooring throughout, suspended ceilings, fluorescent strip lighting, and an electric roller shutter.



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Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Sales Area	151	1,626
Consultation Room	4.09	44
W/Cs		
Total Approximate Net Internal Area	155.09	1,670

Lease

Length of lease by negotiation.

Rates

Rates to be assessed.

Rent

Inviting offers in the region of £20,000 per annum.

Repair

Tenant responsible for interior repairs.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance, and decoration of the exterior and common areas of the building of which the subject premises forms part, to include repayment of building insurance premium.

Management Fee

Tenant to be responsible for the payment of agent's management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

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