



## To Let Retail and Warehouse Premises

87 Castlereagh Street, Belfast, BT5 4NF

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**FRAZER  
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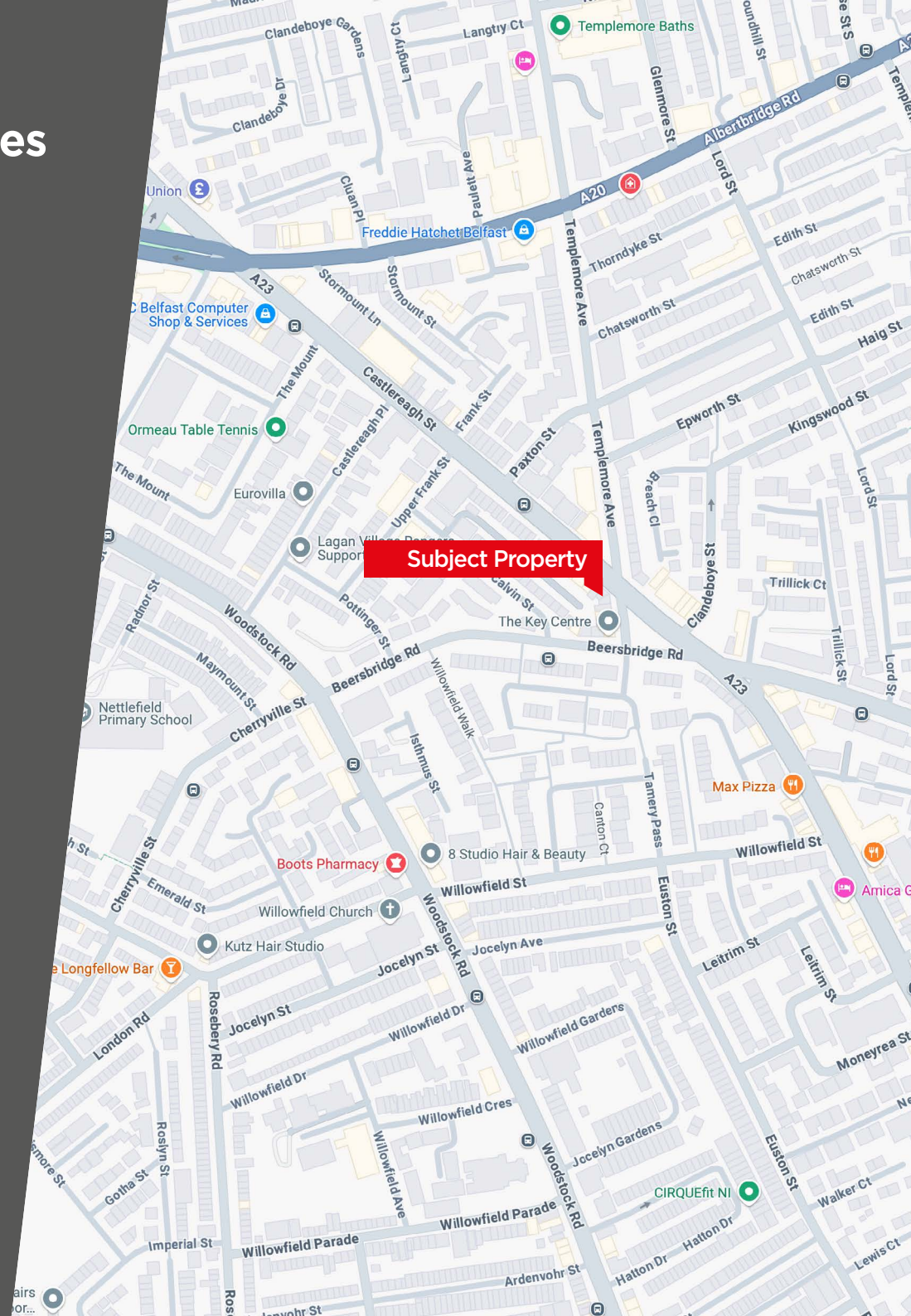
## Summary

- Superb opportunity to rent commercial premises consisting of good sized ground floor retail space together with substantial upper floor office/storage space.
- Extending to approximately c. 1,146 sq ft (106.44 sq m)..
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

## Location

The retail unit is located in an extremely busy location close to the junction where Castlereagh Street meets the Beersbridge Road.

The property is finished to a high standard to include tiled floors, suspended ceilings with integrated fluorescent strip lighting and has recently been repainted. The spacious ground floor sales area is complimented by excellent upper floor accommodation, which would be ideal for office use.



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## Description

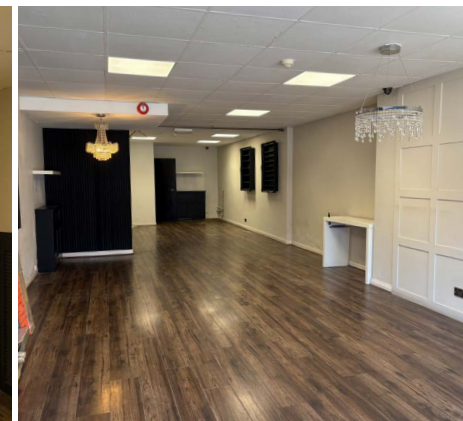
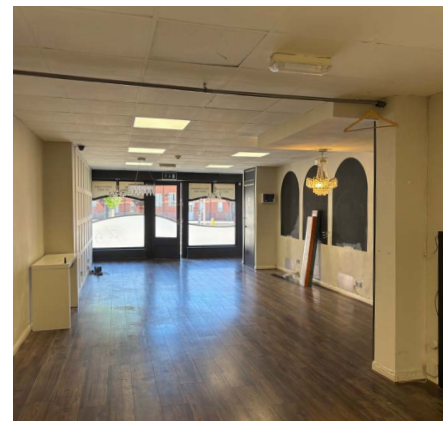
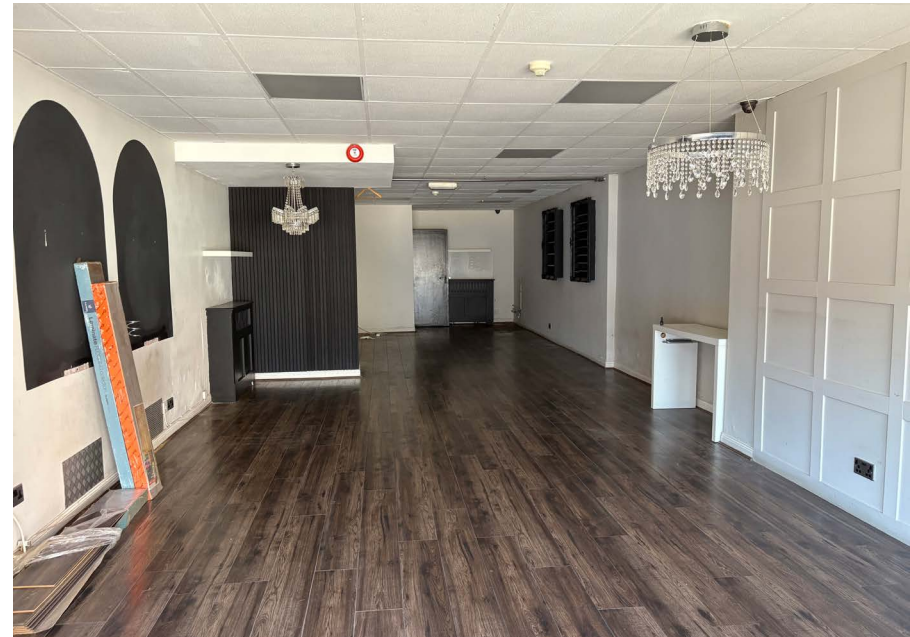
The property comprises of an open retail space on the ground floor with upper floor office rooms, kitchen and WC.

The property has a highly visible glazed shop frontage with an electric roller shutter door.

## Accommodation

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

Floor	Description	Sq. M	Sq. Ft
Group	Sales Area	605	56.22
	Storage	49	4.59
First Floor	Office 1	102	9.45
	Office 2	159	14.75
Second Floor	Office 3	91	8.47
	Office 4	140	12.96
<b>Total</b>		<b>1,146</b>	<b>106.44</b>





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## Lease

Length of lease by negotiation.

## Rates

NAV: £4,650

Non-Domestic Rate in £ (25/26): 0.626592

Rates Payable: £2,787.03 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## Rent

Inviting offers in the region of £12,000per annum.

## Repair

Tenant responsible for interior repairs and exterior repairs.

## Building Insurance

Tenant to be responsible for the payment of a proportion of the landlords building insurance premium.

## Management Fee

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

## VAT

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

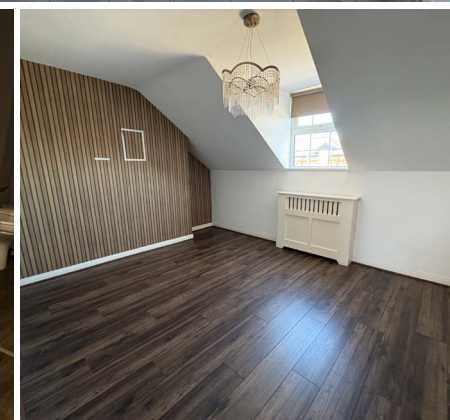
## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





# FRAZER KIDD

EPC

For further information please contact:

**Brian Kidd**

07885 739063

bkidd@frazerkidd.co.uk

**Beth Brady**

07775 924283

bbrady@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

mail@frazerkidd.co.uk

frazerkidd.co.uk

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