



**To Let Prime Retail Shop**  
24 Botanic Avenue, Belfast, BT7 1JQ

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**FRAZER  
KIDD**



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## Summary

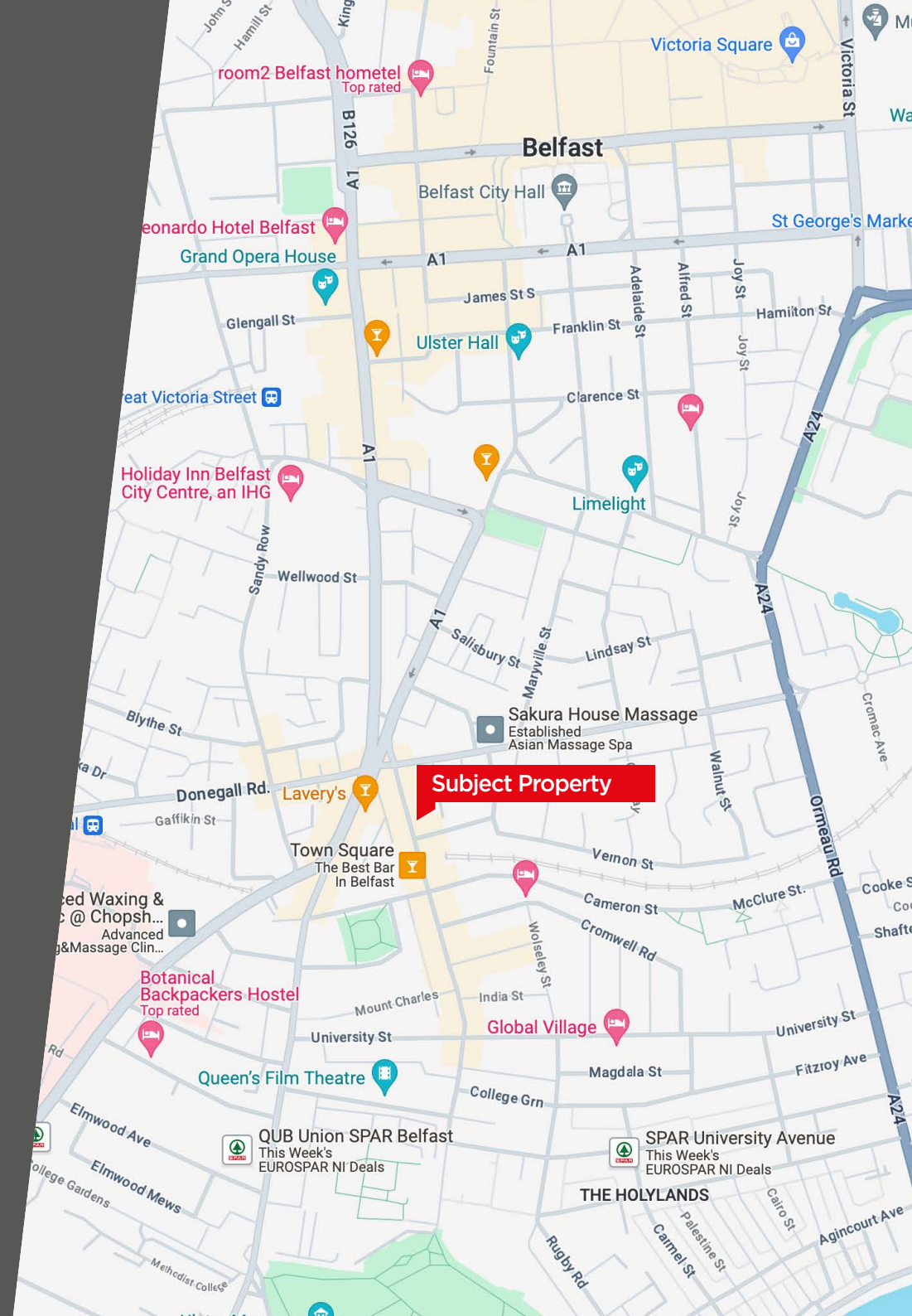
- Botanic Avenue is one of Belfast's most popular student locations, situated close to Queens University.
- Prime retail premises comprising over 3 floors extending to 1,326 sq ft.
- Surrounding occupiers include Madame Pho, Lee Garden Chinese, Botanic Train Station and Town Square.

## Location

The subject property occupies a highly prominent position on Botanic Avenue located approximately 1 mile south of the Belfast City Centre and as such benefits from a high level of passing trade from local business, young professionals and students that characterise the area.

The number of students living within the immediate vicinity has increased following the construction of several high-end, purpose-built accommodation blocks.

Queens University, the City Hospital and Botanic train station are within a 5-minute walk.



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## Description

The property is a 3-storey mid-terrace building with rear return, of traditional construction covered by a pitched tiled roof. Internally the ground floor comprises an open plan and spacious shop floor with an excellent and highly visible glazed shop frontage.

The upper floors provide office and storage accommodation along with a kitchen and toilet facilities.

## Accommodation

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

Floor	Description	Sq. M	Sq Ft
Ground	Sales Area	55.10	593
First	Office 1	17.70	191
	Office 2	8.40	90
	Kitchen	11.10	119
	WC		
Second	Store 1	7.40	80
	Store 2	14.90	160
	Store 3	8.60	93
Total Approximate Net Internal Area:		123.20	1,326





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## Lease

Length of lease by negotiation

## Rates

NAV: £15,000

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

Rates Payable: £9,398.88 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 £18,000 per annum.

## Repair

Tenant is responsible for interior and exterior repairs to the property.

## Insurance

Tenant to be responsible for repayment 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

All 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

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