

TO LET

PROMINENT RETAIL UNIT WITH UPPER FLOORS
2,779 SQ FT



**103-113 RAVENHILL ROAD
BELFAST**

**Campbell
Cairns**
Commercial

028 9024 9024

LOCATION

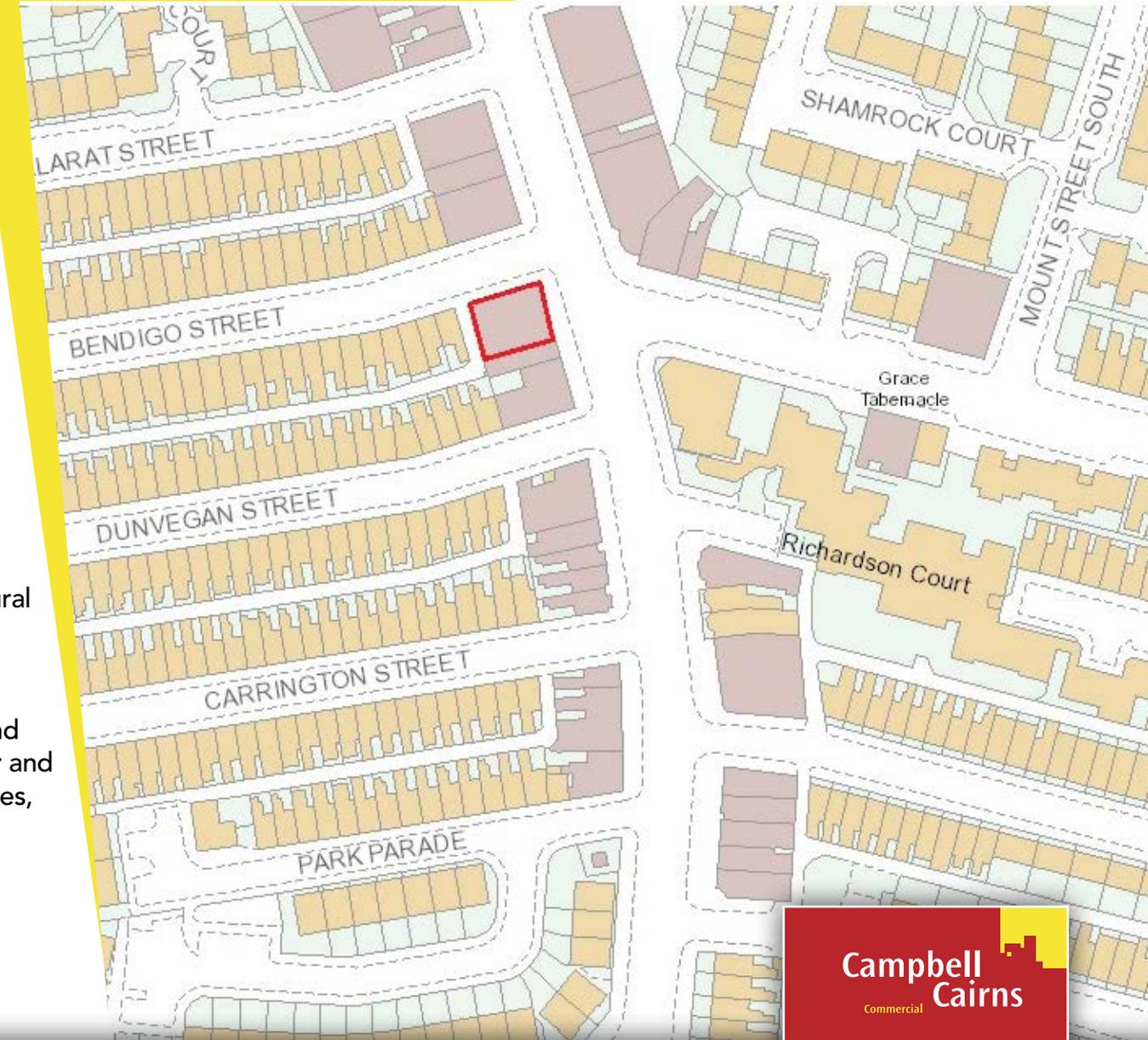
The subject property occupies a corner site at the junction of Ravenhill Road and Bendigo Street, opposite the junction with My Lady's Road. Ravenhill Road is a secondary arterial route heading south east from Belfast City Centre.

Occupiers in close proximity include Orchardville Society, Property NI, Boylesports, Spar and Russell Cellars.

DESCRIPTION

The subject property comprises ground, first and second floors. The ground floor benefits from good levels of natural light.

It is fitted to include suspended ceilings with recessed lighting and air conditioning, floor coverings, plastered and painted walls and electric roller shutters on the front door and windows. At first and second floor there are ancillary offices, staff and storage accommodation.



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ACCOMMODATION

Ground Floor	1649 sq ft	153.19 sq m
First Floor	602 sq ft	55.93 sq m
Second Floor	528 sq ft	49.05 sq m
Total Area	2,779 sq ft	258.17 sq m

LEASE TERMS

Term – 20 years expiring 30 April 2025

Rent – £18,500 pax

Repair – FRI by way of service charge recovery

Sublease may be available.

NAV

We have been advised by Land & Property Services that the NAV of the property is £13,700. Rate poundage £0.538166, giving an annual rates bill of £7,372.87.

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VAT

Prices, outgoings and rent do not include VAT which may be chargeable.

VIEWING

Strictly by appointment through Campbell Cairns

Contact **Aine Lavery**

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Mobile 07739 808 606

Emily Law

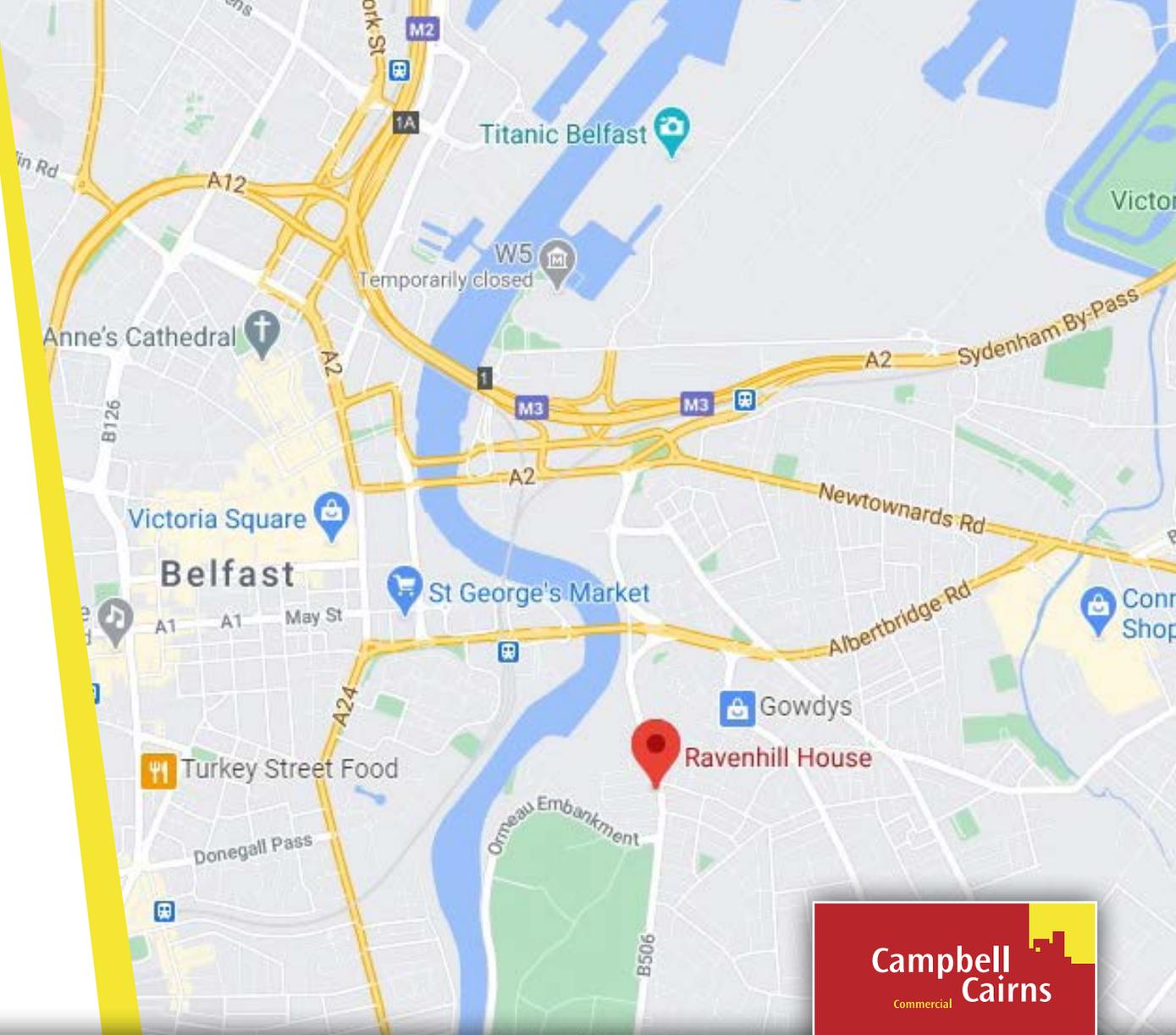
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EPC C68

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