



To Let Ground Floor Shop Premises

52 Peters Hill, Belfast, BT13 2AB

■ ■ ■ ■ ■ ■ ■ ■ ■ ■
**FRAZER
KIDD**

To Let Ground Floor Shop Premises

52 Peters Hill, Belfast, BT13 2AB

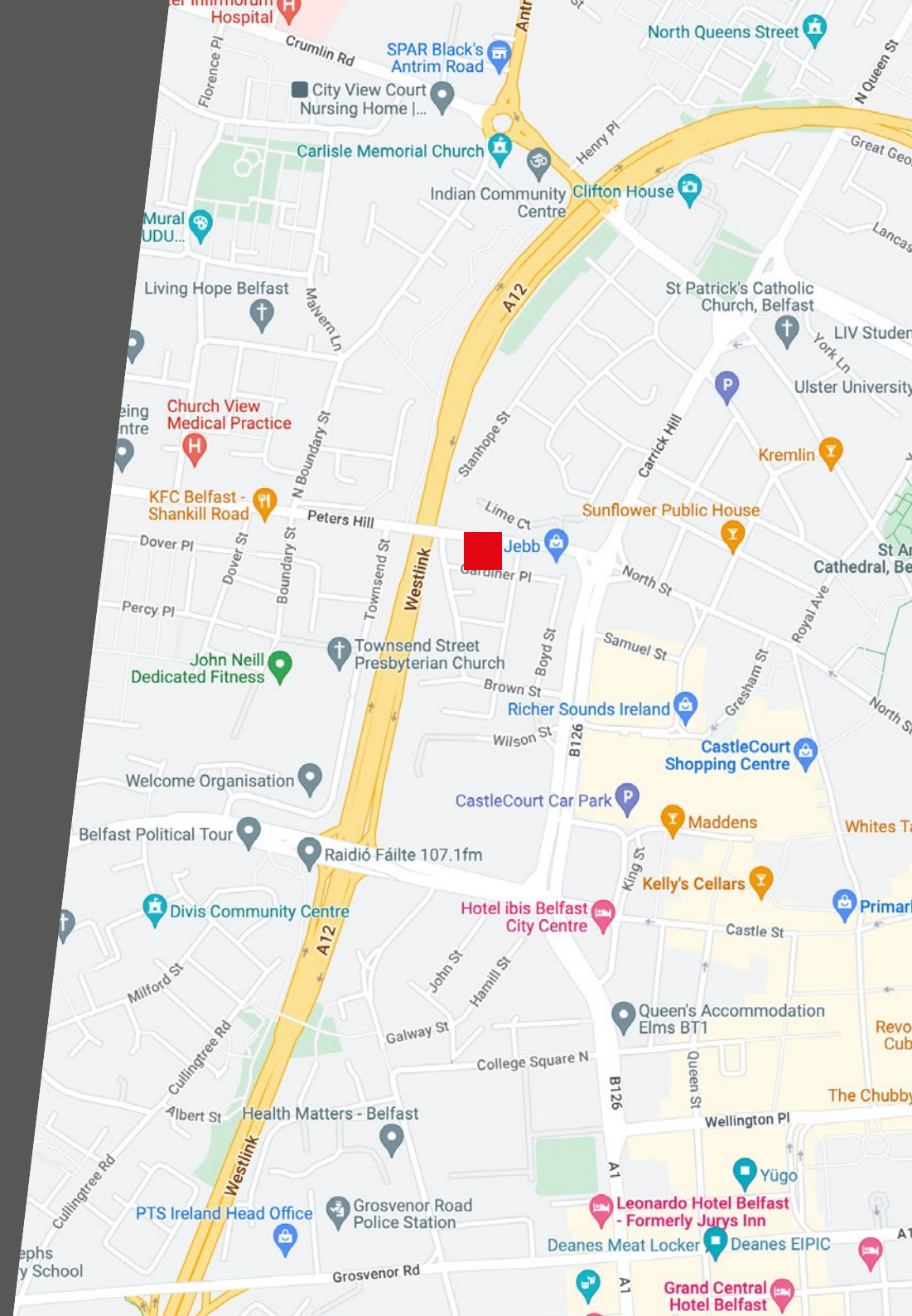
Summary

- Prominent commercial premises fronting onto Peters Hill.
- Spacious ground floor premises extending to c.552 Sq Ft.
- Premises is fitted with a glazed shop frontage, electric roller shutter & gas heating.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.
- Surrounding occupiers include V P Jebb Plumber Merchants, BET Electrical Supplies and Floors & Doors NI.

Location

The subject property is situated fronting prominently onto Peters Hill in West Belfast, within short walking distance of Belfast City Centre only c. 0.40 miles away.

The property benefits from high volumes of passing vehicular traffic with on-street car parking within the immediate vicinity.



To Let Ground Floor Shop Premises

52 Peters Hill, Belfast, BT13 2AB

Accommodation

The approximate Net Internal Areas are as follows:

Description	Sq. M	Sq. Ft
Sales Area	45.37	488
Kitchen	4.38	47
Store	1.55	17
Total Area	51.30	552

Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £5,200 per annum.

Rates

NAV: £2,650

Non-Domestic Rate in £ (22-23): 0.551045

Rates Payable: £1,439.34 per annum

Please note, this property should be eligible for a 25% 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).

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

Service Charge

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





For further information please contact:

Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

Neil Mellon
07957 388147
nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB
028 9023 3111
mail@frazerkidd.co.uk
frazerkidd.co.uk

Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uk/si/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

EPC

