



**145 STRANMILLIS ROAD  
BELFAST  
BT9 5AJ**

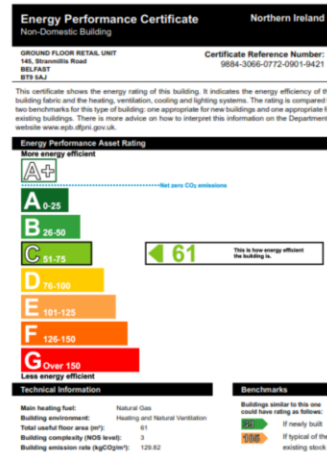
**£15,000 + VAT per annum plus rates**

**EPC Rating: C6 I**

NET INTERNAL AREA 55.55 m<sup>2</sup> (598 ft<sup>2</sup>) Approx.

Situated on the ever popular Stranmillis Road in south Belfast.

Ground floor shop with kitchen and WC to rear.



## ACCOMMODATION

Comprising high quality shop with gas fired central heating, plastered and painted walls.

### Retail

52.55 m<sup>2</sup> (566 ft<sup>2</sup>) approx

### Kitchen

3.00m<sup>2</sup> (32 ft<sup>2</sup>) approx

### Total

55.55 m<sup>2</sup> (598 ft<sup>2</sup>) approx

### WC

## LEASE DETAILS

### TERM

Five years or longer by negotiation

### RENT

£15,000 + VAT exclusive of rates

### NAV

Online enquiries with Land and Property Services confirm that the NAV of the property is as follows;  
Shop: £11,400

The rate in the £ 2023/2024 is 0.572221

Rates payable based on the above figures would be £6,523.32 approximately.

A 20% discount is available on the above figure for the 2023/2024 tax year under the Small Business Rates Relief Scheme. The rates payable would become approximately £5,218.66 per annum.

You should contact LPS to confirm what rates relief is available as this can change over time

### VAT

Chargeable on rent and outgoings.

### REPAIRS

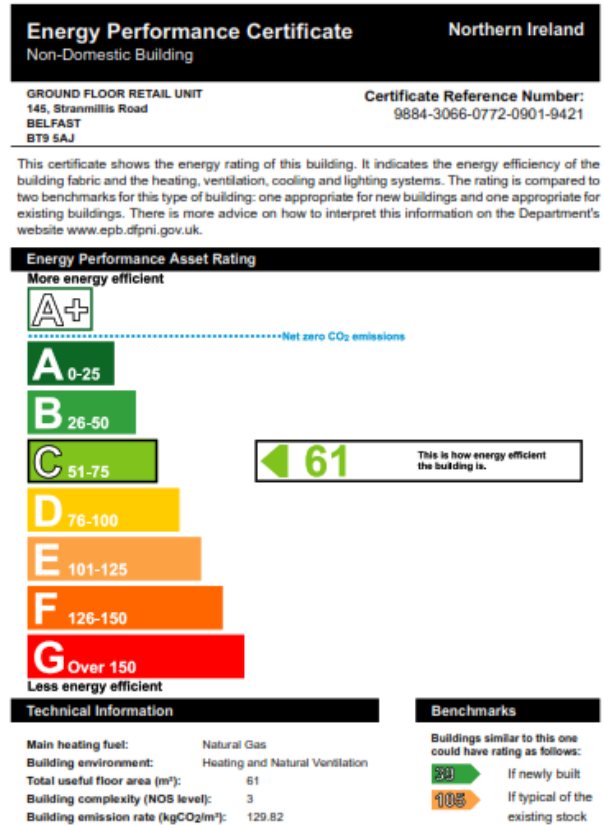
The tenant will be responsible for all repairs.

## INSURANCE

Tenant responsible for repayment of their share of building insurance premium.

## VIEWING

Strictly by appointment with Macfarlane & Smyth. For further details please contact Andrew Smyth or David Smyth.



### AGENT'S NOTES

Macfarlane & Smyth and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Macfarlane & Smyth have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. VAT may be payable on the purchase price and/or rent. Intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.
5. Macfarlane & Smyth will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.