



## To Let Excellent Commercial Suites

Suitable for a variety of uses subject to planning permission

179-187 Albertbridge Road, Belfast, BT5 4PS

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**FRAZER  
KIDD**

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## Summary

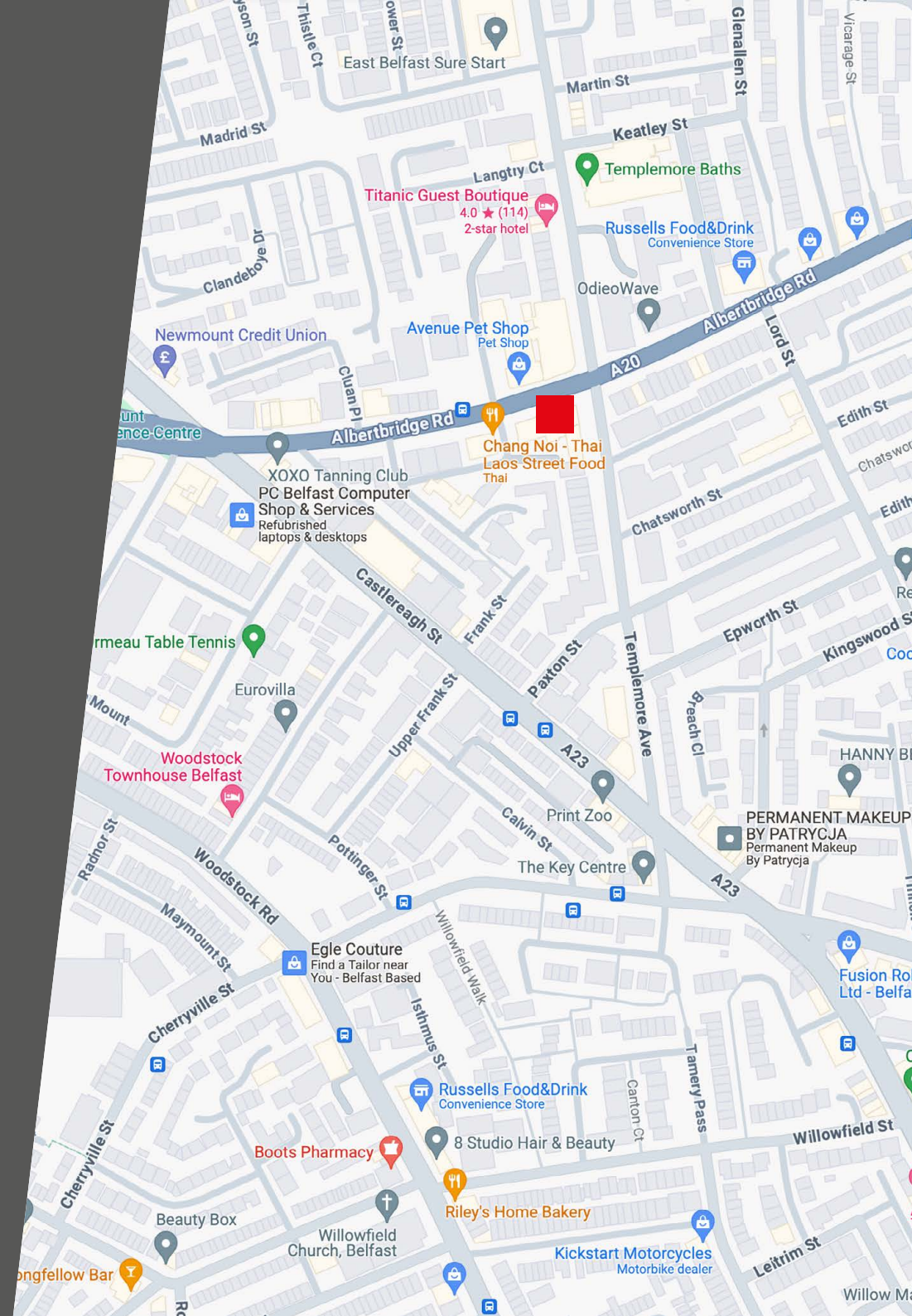
- Situated fronting onto the Albertbridge Road, a short distance from Belfast city centre.
- Self-contained ground floor entrance with lift access to the 1st & 2nd floors.
- Range of suites available from c. 362 sq ft to 1,769 sq ft.
- Suitable for a range of potential commercial uses, subject to planning.

## Location

The property is located on the Albertbridge Road, at the junction with Templemore Avenue approximately 1.5 miles from Belfast city centre. The Albertbridge Road is one of the main arterial routes heading in and out of the city, benefitting from high levels of passing vehicular traffic.

The property also benefits from secure on-site car parking and the Glider bus has a stop directly beside the front door of the building, providing ease of access for staff and visitors etc.

Neighbouring occupiers include Keens Furniture Store, Gordons Chemist, Freddie Hatchet and Russells.



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## Description

The property comprises a substantial and well fitted mixed-use commercial building, which includes a range of suites available to let in their entirety or separately.

The suites are accessed from a self-contained ground floor entrance with door intercom system, lift access to all floors, on-site car parking and gas central heating.

## Accommodation

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

Description	Sq. Ft	Sq. M
<b>First Floor</b>		
Suite 1	1,694	157.38
Suite 2	362	33.63
Suite 3		LET
Kitchen (Shared)	81	7.53
<b>Second Floor</b>		
Suite 4	549	51
Suite 4 (Mezzanine)	267	24.80
Suite 5		LET
Suite 6	1,769	164.34
<b>Total Accommodation Remaining</b>	<b>4,641</b>	<b>431.15</b>



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## Rates

First Floor	NAV	Payable
Suite 1	£7,871	£4,504
Suite 2	£4,518	£2,585
Suite 3		LET
Second Floor		
Suite 4	£2,250	£1,287
Suite 4 (Mezzanine)	£1,240	£710
Suite 5		LET
Suite 6	£8,219	£4,703

\*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## Lease

Length of lease by negotiation

## Rent

Inviting offers in the region of £8 + VAT per sq ft

## Repair

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

## Service Charge

Tenant to be responsible for payment of a Service Charge in connection with the upkeep, maintenance and repair of any common areas and the exterior of the building of which the subject premises form's 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



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For further information please contact:

**Brian Kidd**  
07885 739063  
bkidd@frazerkidd.co.uk

**Neil Mellon**  
07957 388147  
nmellon@frazerkidd.co.uk

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## EPC

