



To Let Café Premises

Bloomfield House, 395-405 Newtownards Road,
Belfast BT4 1RH


**FRAZER
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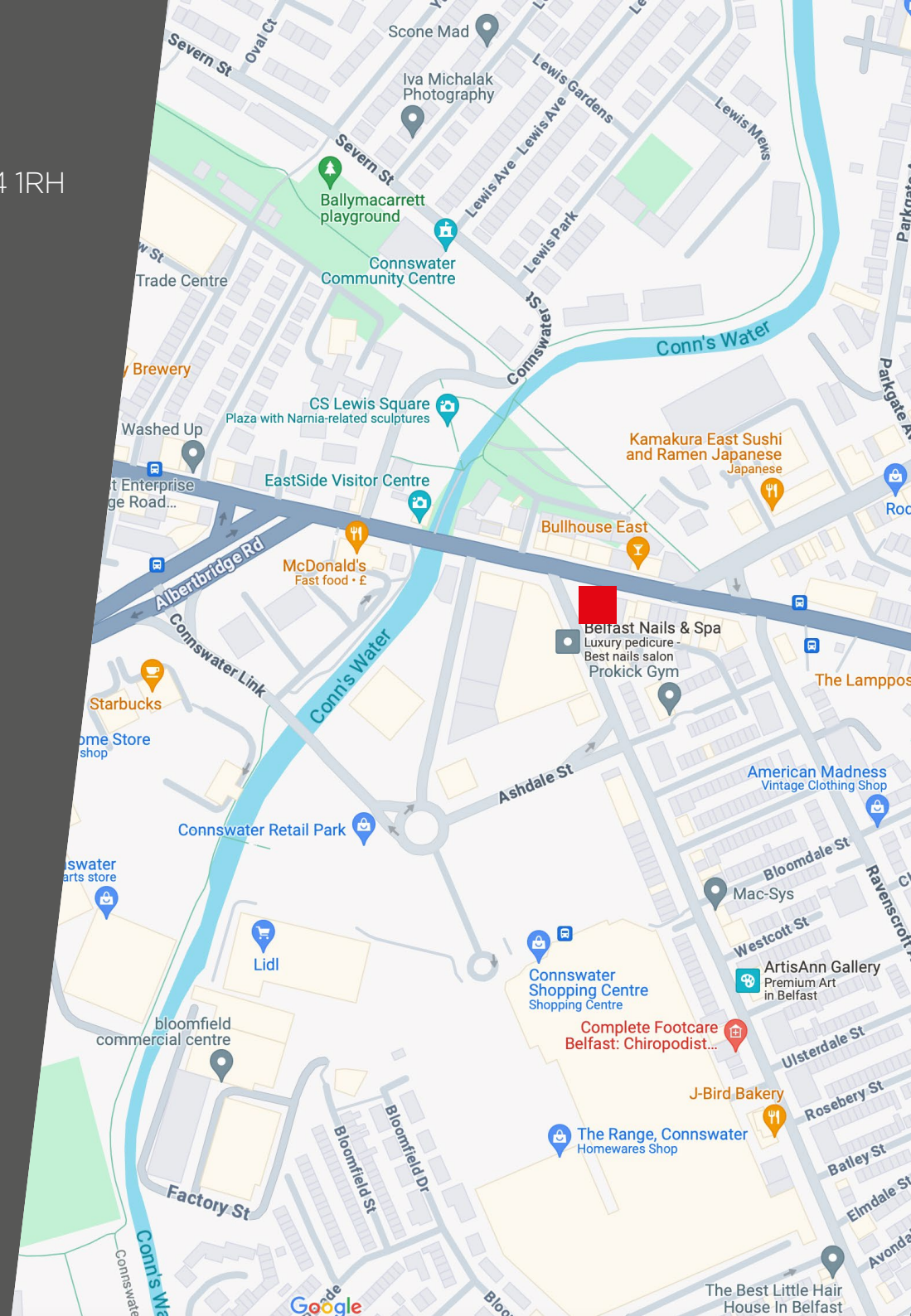
Summary

- Prime ground floor café unit with double frontage fronting onto the Newtownards Road and Bloomfield Avenue extending to c. 1,041 sq.ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.
- Nearby occupiers include EastSide Visitor Centre, JACK Coffee Bar, Bullhouse East, Connswater Shopping Centre and Retail Park and Portview Trade Centre.

Location

The subject property is located in a prominent and visible corner location at the junction where the Newtownards Road meets Bloomfield Avenue, close to Holywood Arches.

Situated on one of Belfast's key arterial routes and on two greenways, easily accessible by public transport and bike.



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Description

The property comprises of an open retail/café space with a large kitchen, 2 storerooms and disabled WC.

The property has a highly visible glazed shop frontage with electric roller shutters and benefits from a takeout hatch, gas supply, phase 3 electricity and extraction system.

Accommodation

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

Description	Sq. M	Sq. Ft
Open plan Cafe	56.6	610
Kitchen	21	226
Storage 1	4.4	47
Storage 2	3.05	33
Staff area/Storage		
Disabled W/C		
Total Approximate Net Internal Area	96.7	1,041

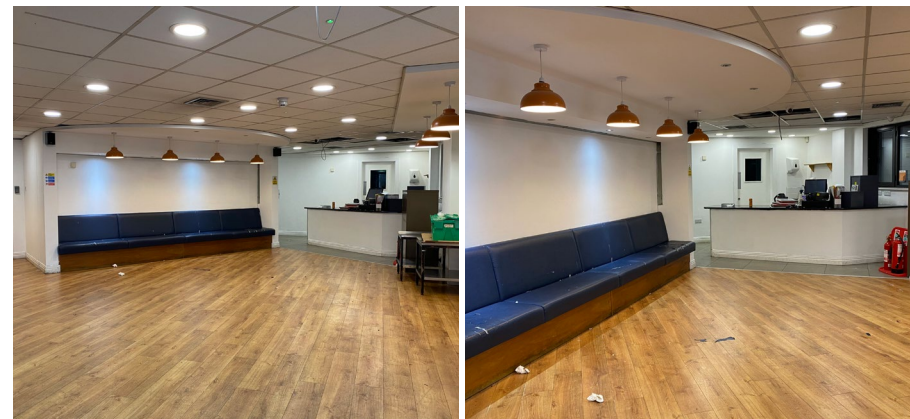
Rates

NAV: £10,900

Non-Domestic Rate in £ (23/24): 0.572221

Rates Payable: £6,237.21 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).



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Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £14,500 per annum + VAT.

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, repair and decoration of the building and grounds of which the subject premises form's part. The Service Charge is estimated to be £1,100 + VAT per annum.

Please note that the service charge is inclusive of costs in relation to common areas, water, fire alarm maintenance and external repairs.

Management Fee

Agents' management fees, which are calculated at 5% plus VAT of the annual rent.

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

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Disclaimer

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