



## To Let Commercial Suite

Suitable for a variety of uses subject to planning permission

Suite 1, 179-187 Albertbridge Road, Belfast, BT5 4PS

  
**FRAZER  
KIDD**

# To Let Excellent Commercial Suite

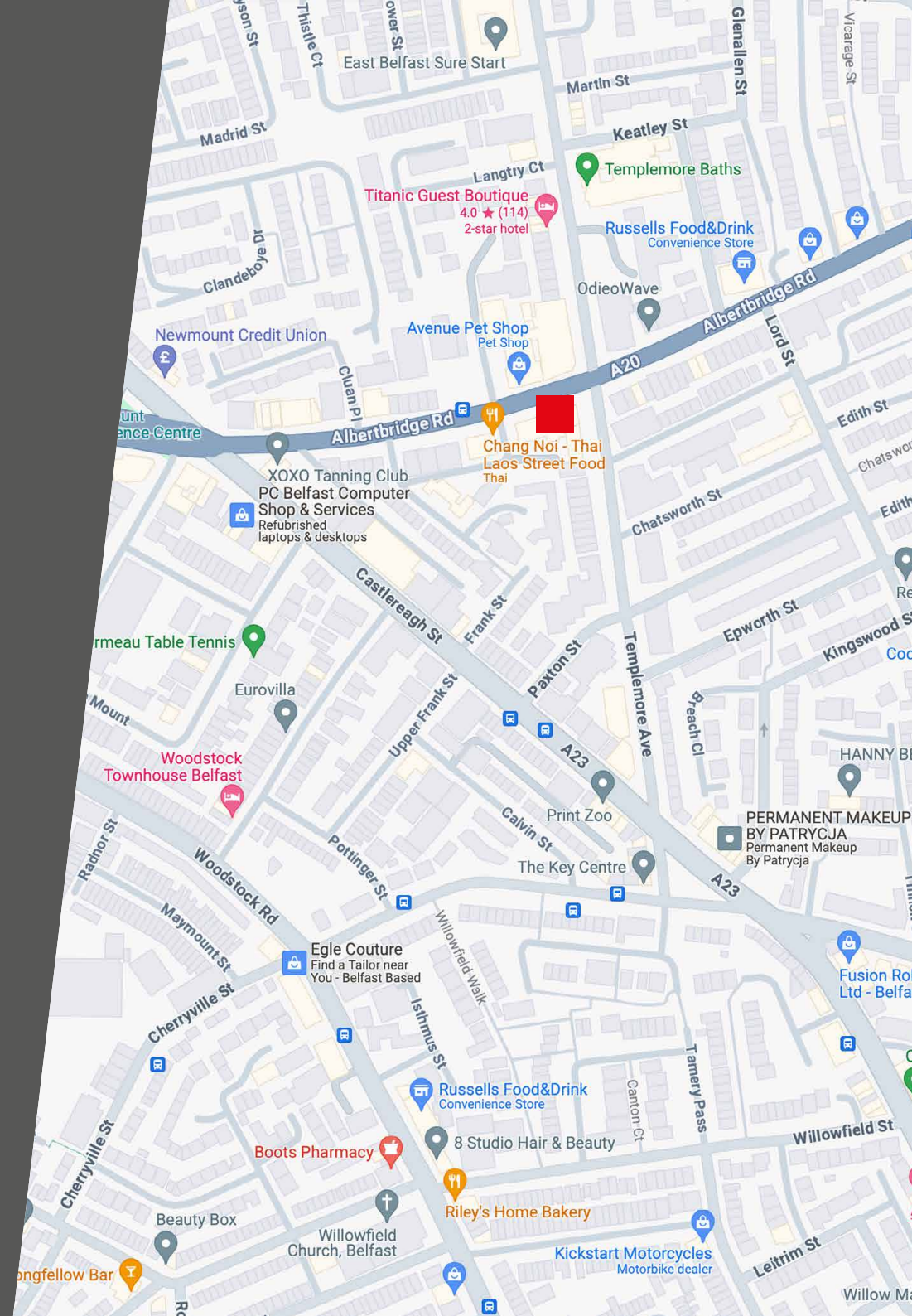
Suite 1, 179-187 Albertbridge Road, Belfast, BT5 4PS

## Summary

- Prominent office premises fronting onto Albertbridge Road.
- Property benefits from on-site car parking
- The premises is finished to a good standard extending to c. 1,694 Sq Ft.
- Suitable for a wide range of uses, subject to planning.

## Location

The property is located on the Albertbridge Road approximately 1.5 miles from Belfast city centre. The location benefits from a large level of vehicular traffic as one of the main routes into the city centre. The property also has a high level of pedestrian footfall due the commercial and residential occupiers in the surrounding area. The property also benefits from on-site parking and Glider stops to the front. Neighbouring occupiers include Gordons Chemist, Keens Furniture Store and Russells.



# To Let Excellent Commercial Suite

Suite 1, 179-187 Albertbridge Road, Belfast, BT5 4PS

## Description

The subject office suite is located on 1st floor. The building is accessed from a self-contained ground floor entrance with intercom system and lift access to the floors above. Internal specification includes painted/ plastered walls, carpet flooring, gas heating and bathroom/kitchen facilities.

Additional commercial suites can be let in conjunction with the subject suite.

## Accommodation

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

Floor	Sq. Ft	Sq. M
Suite 1	1,694	157

## Lease

Length of lease by negotiation.

## Rates

### Suite 1

NAV: £7,871

Non-Domestic Rate in £ (24/25): 0.599362

Rates Payable: £4,717.57

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).



# To Let Excellent Commercial Suite

Suite 1, 179-187 Albertbridge Road, Belfast, BT5 4PS

## Rent

Inviting offers in the region of £13,500 per annum.

## 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:

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

**Beth Brady**  
077759 24283  
bbrady@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/uksi/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

