



## 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

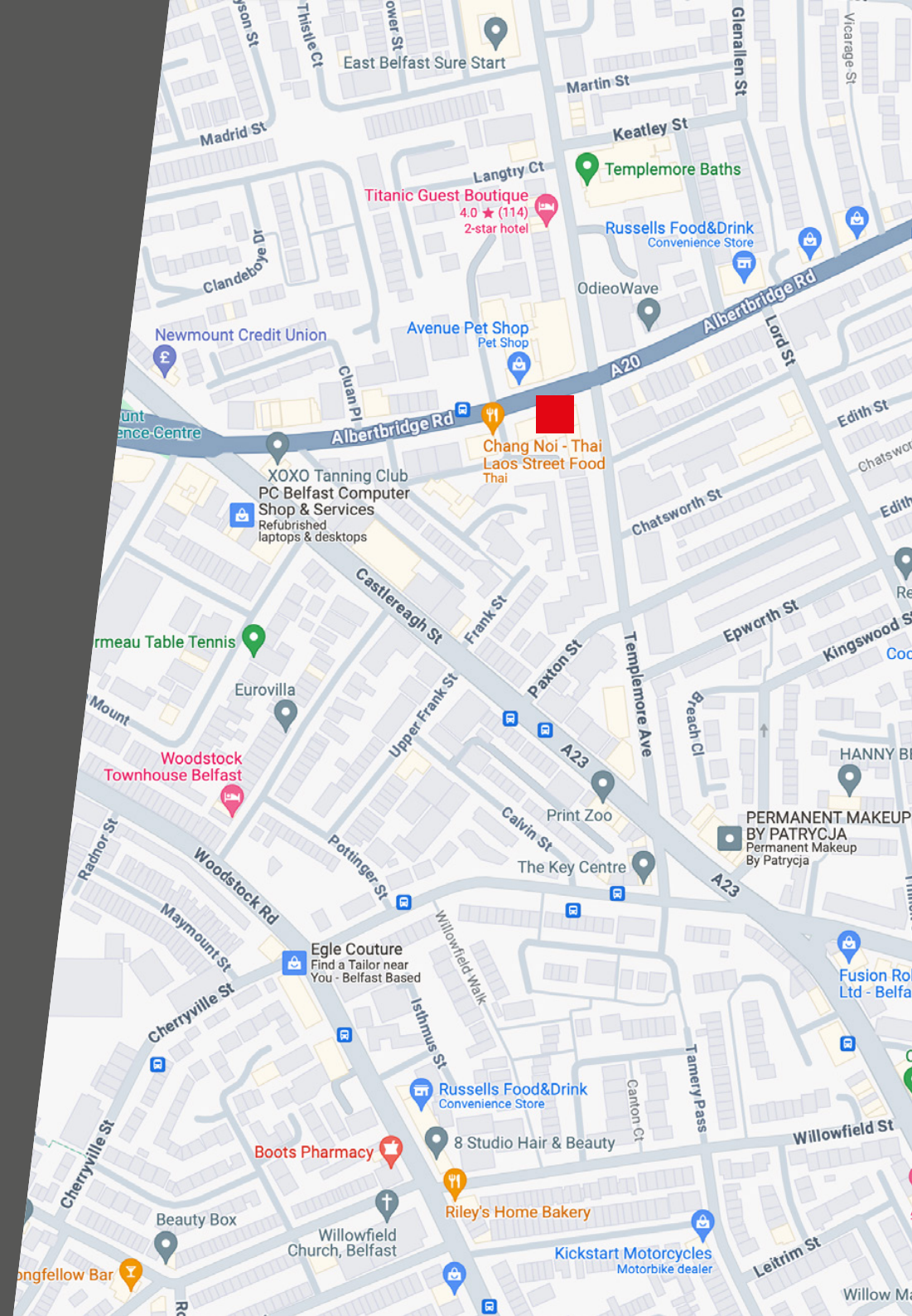
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## Summary

- 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.



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## 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).





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## 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](mailto:mail@frazerkidd.co.uk)





For further information please contact:

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## EPC

