

Suitable for a
Variety of uses subject
to planning permission



To Let Excellent Commercial Suite

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


**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 and 2nd floors.
- The premises is finished to a good standard located on 2nd floor extending to c. 816 Sq. Ft
- Suitable for a range of potential commercial uses, subject to planning.

Location

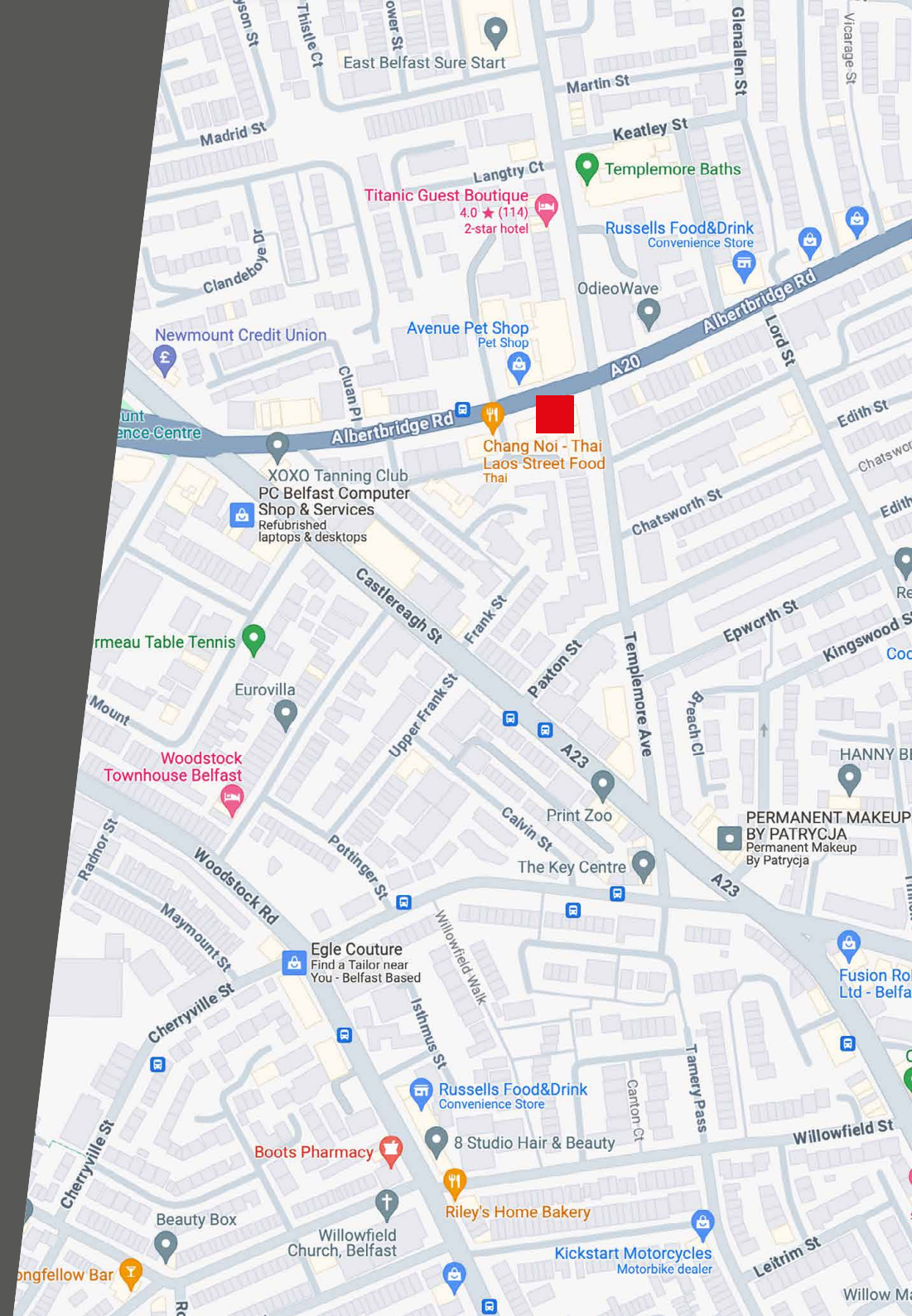
The property is located on the Albertbridge Road, at the junction with Templemore Avenue approximately 1.5 miles from Belfast city centre. The Albertbridge Road is one of the main arterial routes heading in and out of the city, benefitting from high levels of passing vehicular traffic.

Surrounding occupiers include Gordons Chemist, Keens Furniture store and Russell's.

Description

The subject premises comprise of a commercial suite suitable for a variety of commercial uses. Benefiting from a mezzanine, optimising space utilisation and lift access to the subject suite situated on 2nd floor.

The suite is accessed from a self-contained ground floor entrance with door intercom system, on-site car parking and gas central heating.



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Accommodation

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

Description	Sq. Ft	Sq. M
Suite 4	549	51
Mezzanine	267	24.80

Lease

Length of lease by negotiation.

Rates

NAV: £2,2500

NAV (Mezzanine): £1,240

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

Rates Payable: £1,997 per annum

Please note, this property should be eligible for a 25% 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).

Rent

Inviting offers in the region of £6,500 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.

Management Fee

Tenant to be responsible for the payment of 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:

Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

Neil Mellon
07957 388147
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Disclaimer

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