



## To Let Ground Floor Shop Premises

5 Antrim Road, Belfast, BT15 2BE

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**FRAZER  
KIDD**



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## Summary

- Prominent location located close to Carlisle Circus on the busy Antrim Road
- Ground floor shop premises extending to c.443sq ft
- Surrounding occupiers include Thyme Sandwich Bar, Spar, Subway and St Malachy's College.
- Suitable for a variety of retail uses, subject to any statutory planning consents.

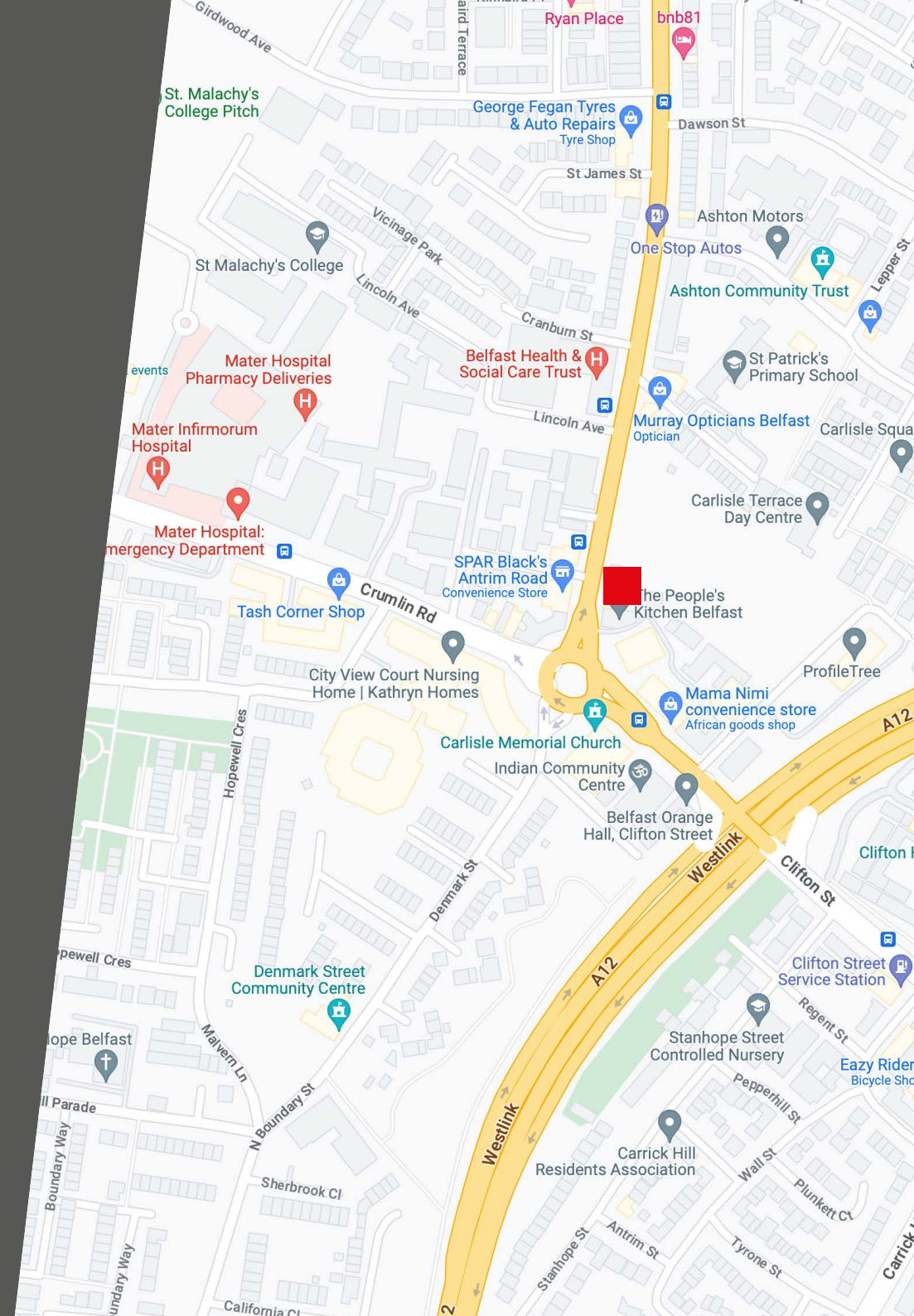
## Location

The subject property is located on the Antrim Road in North Belfast, occupying a highly accessible location only a short drive from Belfast City Centre and the Westlink, which provides ease of access to the M1, M2 and the wider motorway network.

Surrounding occupiers include Thyme Sandwich Bar, Spar, Subway and St Malachy's College.

## Description

The property comprises a spacious open plan ground floor retail premises with a store, toilet facilities and a small kitchen to the rear of the building. The property is finished to include plastered and painted walls, tiled flooring throughout, exposed ceiling with florescent lighting and an electric roller shutter door.



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## Accommodation

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

Floor	Sq. M	Sq. Ft
Sales Area:	8.49	307
Store:	7.69	83
Kitchen:	4.91	53
<b>Total Approximate Net Internal Area :</b>	<b>41.09</b>	<b>443</b>

## Rates

NAV: £3,900

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

Rates Payable: £2,337.51 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).

## Lease

Length of lease by negotiation.

## Rent

Inviting offers in the region of £6,500 per annum.

## Insurance

Tenant repays Landlords insurance premium management fees.

## 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.

## 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.

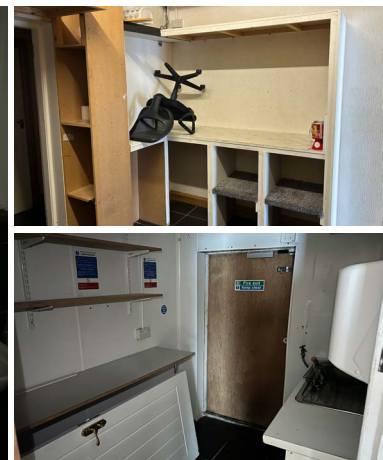
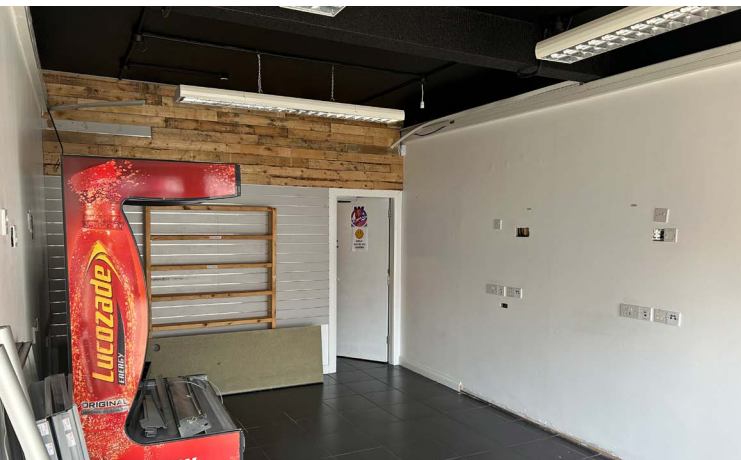
## Viewing

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  
nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB  
028 9023 3111  
mail@frazerkidd.co.uk  
frazerkidd.co.uk

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## EPC

