



To Let Ground Floor Retail Premises

72 Castlereagh Road, Belfast BT5 5FP

■ ■ ■ ■ ■ ■ ■ ■ ■ ■
**FRAZER
KIDD**

To Let Ground Floor Retail Premises

72 Castlereagh Road, Belfast BT5 5FP

Summary

- Occupies a prominent location on the Castlereagh Road, East Belfast.
- Excellent ground floor retail premises extending to c.517 sq ft.
- Suitable for a variety of uses, subject to planning.
- Neighbouring occupiers include Nearby Post Office, Willowfield Surgery, and Aunt Sandra's Shop.

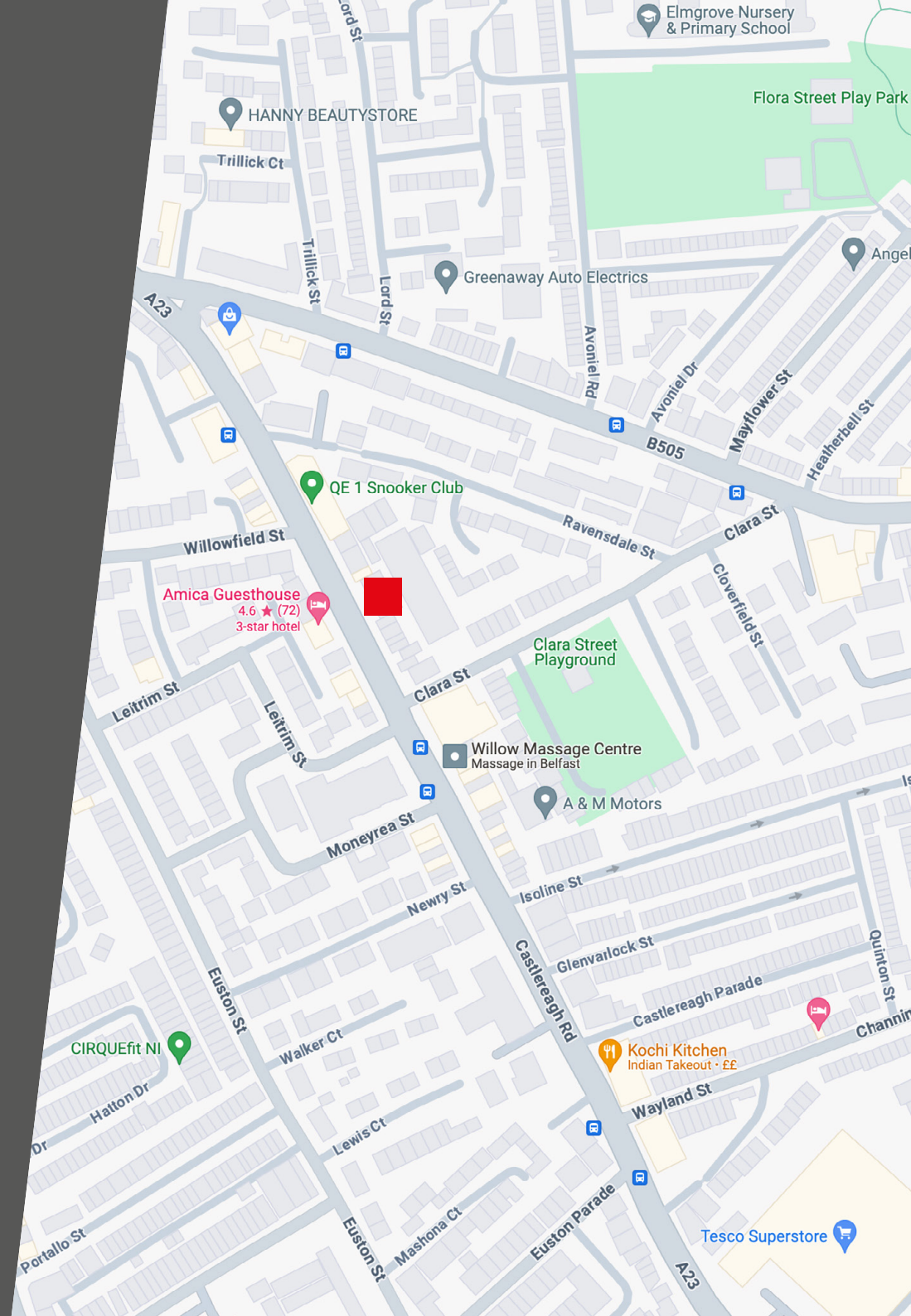
Location

The subject property is situated in East Belfast fronting onto the Castlereagh Road and within a 5-minute drive from Belfast City Centre via the A20 Albertbridge Road. The Castlereagh Road is a main arterial route and benefits from a high level of passing vehicular traffic.

The immediate area is characterised by a mix of commercial uses along with high density residential housing.

Description

The property comprises a prominent ground floor retail premises. The ground floor consists of a front sales area, W/C and kitchenette to the rear of the premises. The property benefits from an electric roller shutter door and glazed shop frontage.



To Let Ground Floor Retail Premises

72 Castlereagh Road, Belfast BT5 5FP

Accommodation

We calculate the approximate areas to be as follows:

Floor	Sq. M	Sq. Ft
Main sales area	34	367
Kitchen area	4.5	48
Storage area	9.5	102
Total	48	517

Rent

Inviting offers in the region of £8,000 per annum.

Rates

NAV: £3,150.00

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

Rates Payable: £1,887.99

* This property should be eligible for a 25% reduction in rates payable due to the Small Business Rates Relief Scheme. We recommend that you contact Land & Property Services for further information (Tel: 0300 200 7801).

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





FRAZER KIDD

For further information please contact:

Neil Mellon

07957 388147

nmellon@frazerkidd.co.uk

Beth Brady

0777 592 4283

bbrady@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

mail@frazerkidd.co.uk

frazerkidd.co.uk

EPC



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.