



To Let by way of Assignment
Takeaway Hot Food Unit
67 Cregagh Road, Belfast, BT6 8PY

■ ■ ■ ■ ■ ■ ■ ■ ■ ■
FRAZER
KIDD

To Let by way of Assignment Takeaway Hot Food Unit

67 Cregagh Road, Belfast, BT6 8PY

Summary

- Situated on the bustling Cregagh Road, within 1.3 miles of Belfast City Centre.
- The premises is finished to a good standard benefitting from hot food planning extending to c.575 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.
- Tenant will benefit from a variety of catering equipment, which belongs to the landlord.

Location

The property is located on the Cregagh Road, conveniently situated c. 1.3 miles from Belfast City Centre, which is easily accessible on foot, car or public transport.

The Cregagh Road serves a large residential catchment area of BT5 and BT6 and is an extremely popular area for young professionals, providing easy access to Belfast City centre.

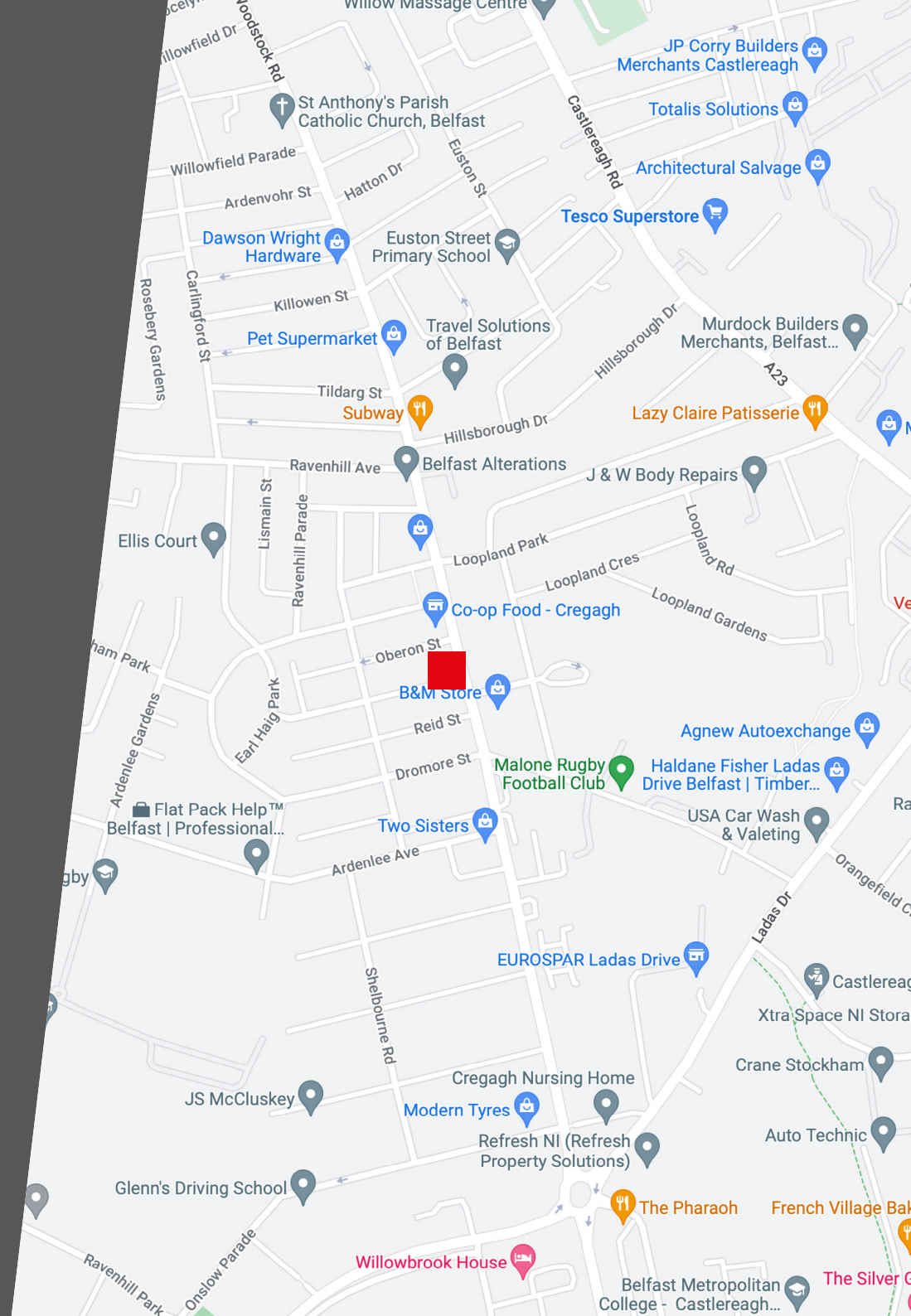
Neighbouring occupiers include East Belfast Dental & Implants, B&M, Hear Clear and USPCA Charity Shop.

Description

The property was formerly occupied by a fish & chip shop and is fitted to a good standard throughout. The ground floor takeaway provides for a customer waiting and large preparation area.

The premises benefits from a suspended ceiling with recessed lighting, a mix of tile flooring, wipe-down walls, extraction system, mains gas connection, and electric roller shutter.

Tenant will benefit from a variety of catering equipment, which belongs to the landlord.



To Let by way of Assignment Takeaway Hot Food Unit

67 Cregagh Road, Belfast, BT6 8PY

Accommodation

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

Takeaway Unit	Sq. M	Sq. Ft
Sales Area	26.94	290
Prep Area	12.18	131
Store 1	9.41	101
Store 2	4.95	53
Total Approximate Net Internal Area	53.48	575

Rates

NAV: £4,750

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

Rates Payable: £2,846.97 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).

Lease Terms

Term: 5 years from 1st August 2023

Rent: £9,000

Lease: Tenant responsible for internal repairs

Break option: 31st July 2026

Management Fee: Fees of 5% plus VAT of the annual rent

Service charge: Tenant to pay a service charge, capped at £200 + VAT per annum

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
07759 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

