



To Let Ground Floor Retail Premises

64 Castlereagh Road, Belfast BT5 5FP

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**FRAZER
KIDD**

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Summary

- Occupies a prominent location on the Woodstock Road, East Belfast.
- Excellent ground floor retail premises extending to c.441 sq ft.
- Suitable for a variety of uses, subject to planning.
- Neighbouring occupiers include Nearby Post Office, Willowfield Surgery, and Aunt Sandra's Shop.

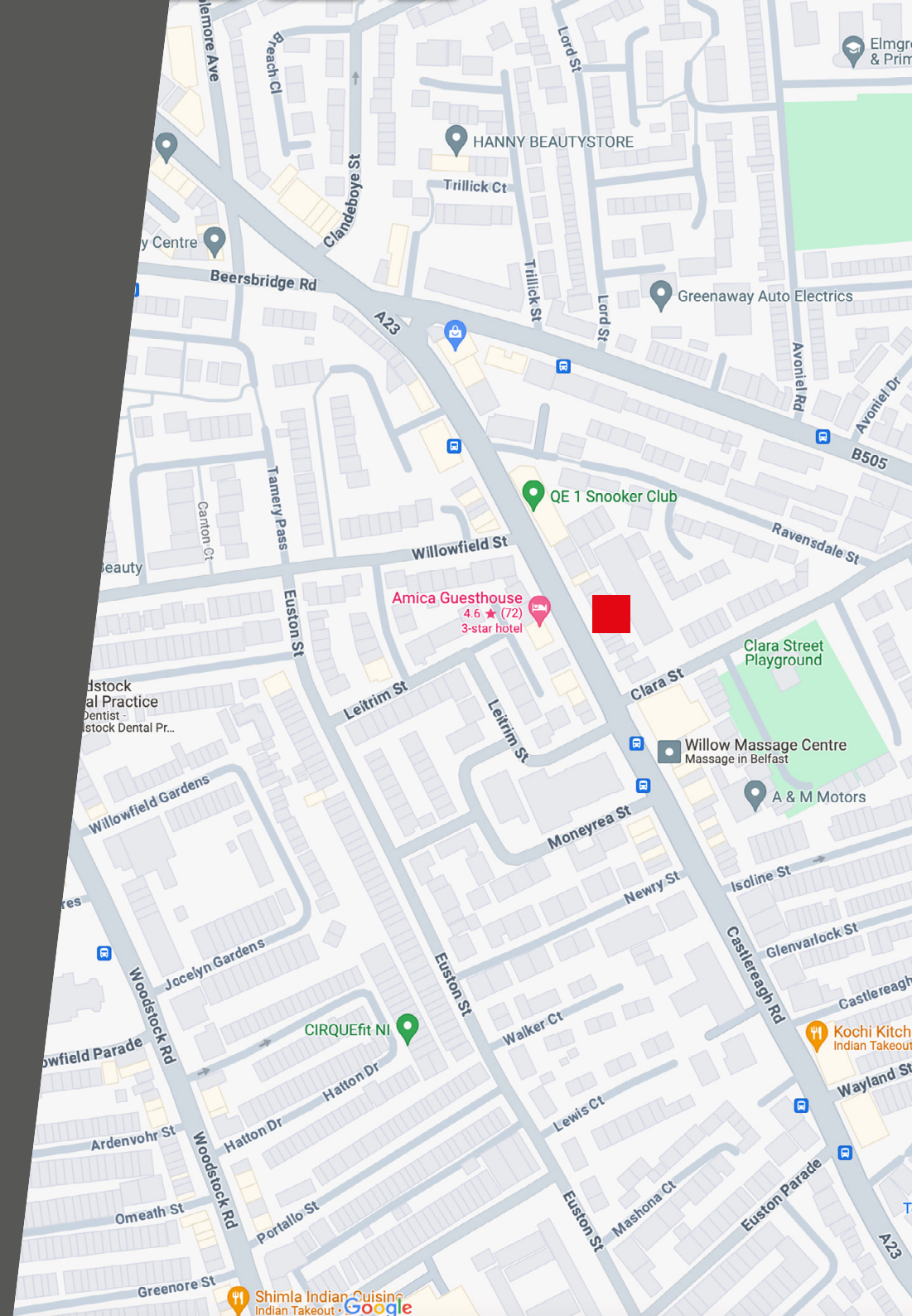
Location

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, kitchen, and disabled toilet to the rear of the premises. The property benefits from an electric roller shutter door, glazed shop frontage and gas central heating.



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Accommodation

We calculate the approximate areas to be as follows:

Floor	Sq. M	Sq. Ft
Sales area	32.89	354
Kitchen	8.10	87
WC		
Total	40.99	441

Rent

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

Rates

NAV: £2,850

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

Rates Payable: £1,708.18

* 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



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