



To Let Office Commercial Premises

89 Loopland Drive, Belfast, BT6 9DW



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Summary

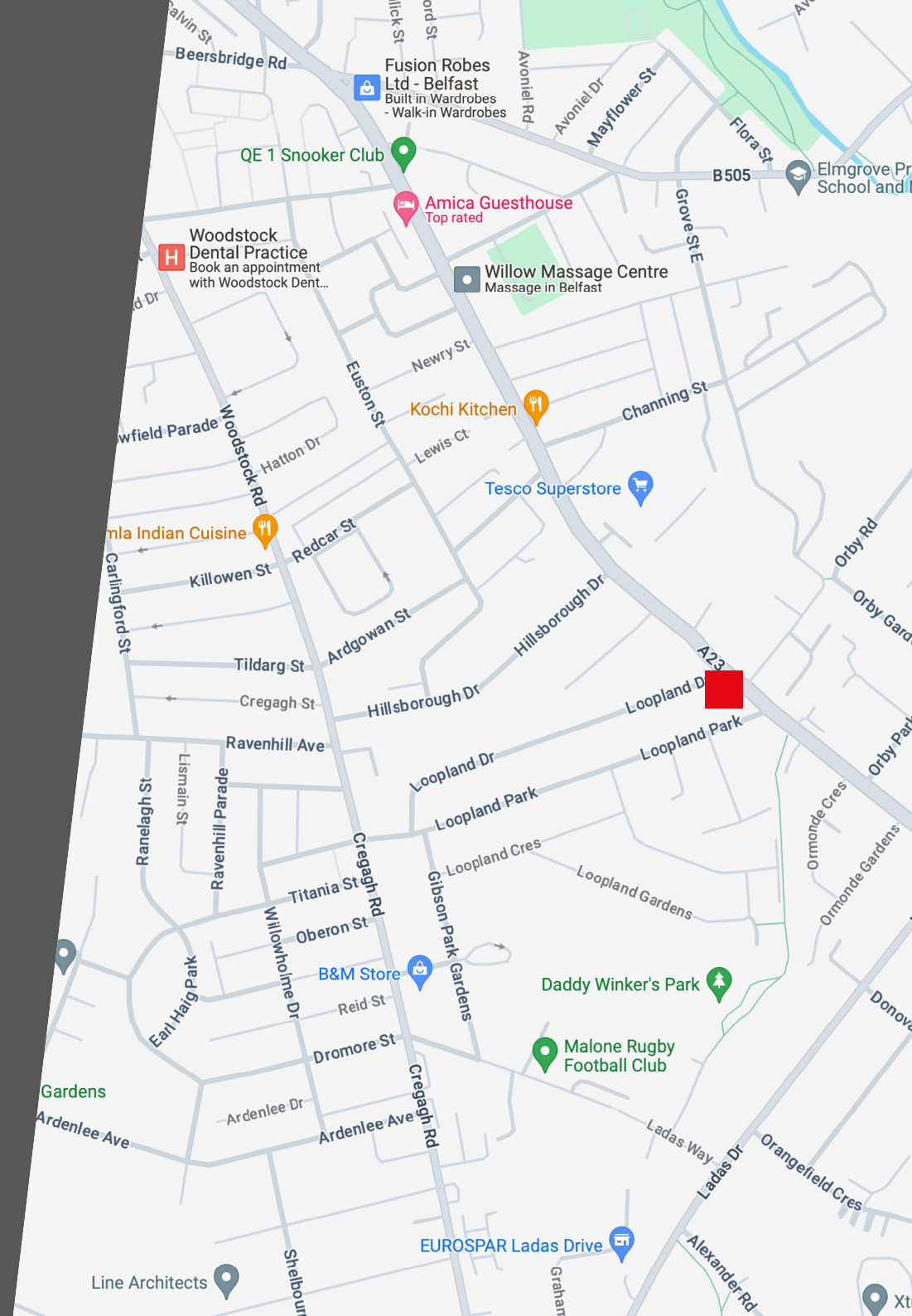
- Highly accessible location just off the Castlereagh Road
- Spacious commercial accommodation extending to 2,018sq ft.
- Suitable for a variety of potential uses, subject to planning.
- Neighbouring occupiers include Avalon Chiropractor Clinic, Tesco Superstore and P&P Business Equipment.

Location

The subject property is situated on Loopland Drive off the Castlereagh Road. The property is within close commuting from surrounding residential areas. Castlereagh Road is a busy route which benefits from high volumes of passing traffic and on-street parking. Additionally, it is only a 10 minute drive from Belfast City Centre.



Not To Scale. For indicative purposes only.



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Description

The property comprises of a 3-storey commercial property comprising of front reception room, open plan ground floor area. Kitchen and WC facilities on ground and 1st floor.

The property has a highly visible glazed frontage with an electric roller shutter door, bike parking and gas central heating.

The property would be suitable for a range of office/commercial occupiers subject to any statutory consents.

Accommodation

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

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Reception	15.6	167
	Large Office	44.7	482
	Kitchen	2.4	26
First Floor	Large Office	55.6	598
	Kitchen	5.3	57
Second Floor	Large Office	38	408
	Board Room	26	280
Total:		187.6	2,018

Rates

NAV: £15,300

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

Rates Payable: £9,170.23 per annum

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).



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Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £16,000 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:

Neil Mellon
07957 388147
nmellon@frazerkidd.co.uk

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07775 924283
bbrady@frazerkidd.co.uk

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