



## To Let Retail Premises

324 Beersbridge Road, Belfast, BT5 5DY

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**FRAZER  
KIDD**

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## Summary

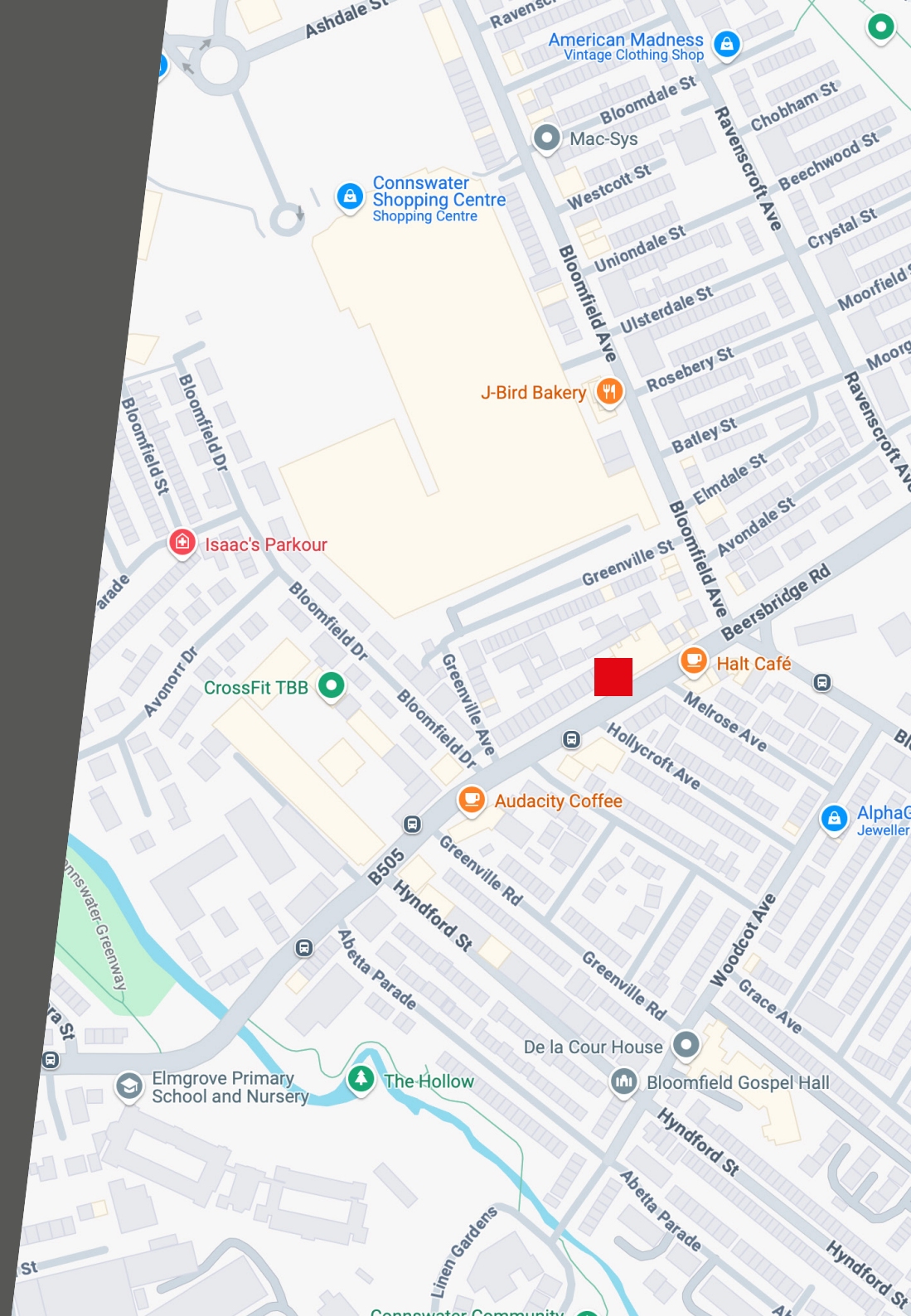
- Prominent retail premises fronting onto the Beersbridge Road.
- The property is suitable for a variety of uses, subject to planning.
- The premises is finished to a good standard extending to c.581 sq ft.
- Neighbouring occupiers include, Boots, Co-Op, Winemark, Circle K Express, Spar, Halt Café, and Audacity Coffee.

## Location

The subject property is situated fronting onto the Beersbridge Road with the property bounded between Greenville Avenue and Bloomfield Avenue, in a parade which includes a mix of residential and commercial properties. To include a doctor's surgery and Boots, with a Co-Op convenience store situated on the opposite side of the road.

## Description

This retail premises comprises of an open plan sales space with two treatment rooms to the rear of the property. The property benefits from an excellent shop frontage, and laminated flooring throughout.



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## Accommodation

We calculate the approximate net internal areas to be 54.02 sq m (581 sq ft).

## Rates

NAV: £ 4,750.00

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

Rates Payable: £2,846.97 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 £6,750 per annum.

## Repair

Tenant responsible for interior repairs to include shop front and roller shutter.

## Service Charge

Tenant to be responsible for the payment of a service charge in connection with the upkeep, maintenance and decoration of the exterior of the building of which the subject premises form's part. The tenant is also responsible for the repairment of a proportion of the landlord's insurance premium.

## Management Fee

Tenant to be responsible for the payment of agent's 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:

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## EPC

