



To Let Ground Floor Office Premises

2d Mount Merrion Avenue, Belfast, BT6 0FR


**FRAZER
KIDD**

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Summary

- Situated in a prime location fronting onto Mount Merrion Avenue.
- Ground floor office premises extending to approximately 273 sq.ft.
- Available from 1st December 2024
- Some neighbouring occupiers include; Clear Pharmacy, MacBlair building merchants, Izzy's Coffee Shop, Rosetta Travel and McDowell Electrical.

Location

The property occupies a prime position fronting onto Mount Merrion Avenue close to the junction of Knockbreda Road.

Description

The subject premises comprise an excellent office space ideal for professional use. The premises comprises a private office with kitchen facilities, it is fitted out to an excellent standard to include wooden flooring throughout, plastered and painted walls, and LED strip lighting.



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Accommodation

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

Description	Sq. M	Sq. Ft
Ground Floor	25	273
Total Approximate Net Internal Area	25	273

Rates

NAV: £2,100

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

Rates Payable: £1,258.66 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 £2,500 per annum.

Repair

Tenant responsible for interior repairs

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 forms part and repayment of building insurance.

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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