



## To Let Commercial Premises

156-158 Castlereagh Road, Belfast, BT5 5GT



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## Summary

- Situated on the Castlereagh Road, East Belfast.
- The premises is finished to a good standard extending to c.1,906 Sq Ft.
- The property is available in its entirety or separately as GF & 1st.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

## Location

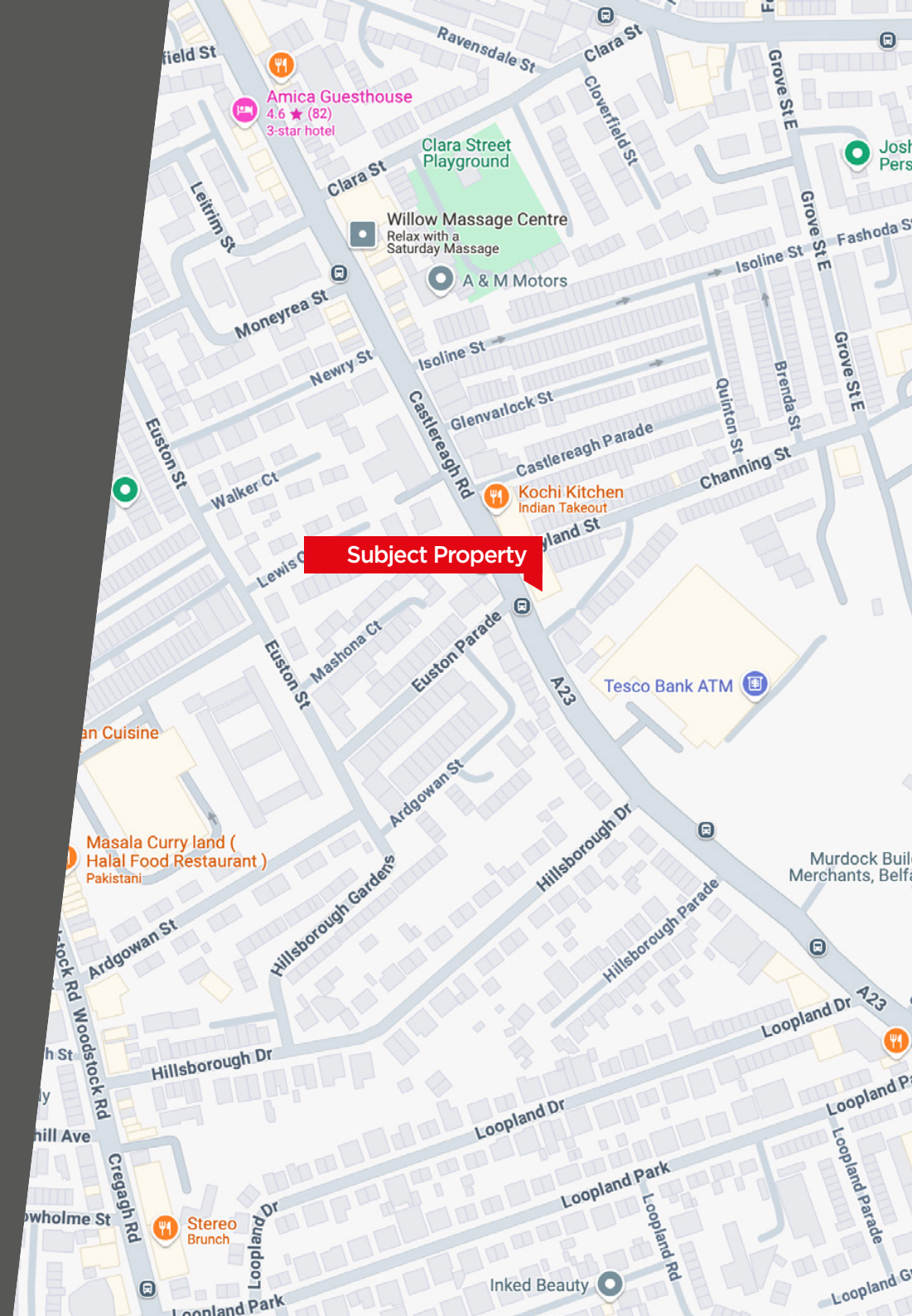
The subject property is situated on Castlereagh Road in East Belfast. The property is within close distance to Belfast City Centre by foot, bus, and car. Nearby occupiers include Tesco Superstore, Russell's Convenience Store, Lazy Claire Patisserie, P&P Business Equipment, and many others.

Castlereagh Road is a busy route which benefits from high volumes of passing traffic and on-street parking.

## Description

The property was a former Social Club, comprising a ground floor open plan space with, kitchen and WC and 1st floor large open plan room. The property has a highly visible frontage with an electric roller shutter door and gas central heating.

Suitable for uses such as community centre, church hall, youth groups and many other uses subject to any statutory planning consents.



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## Accommodation

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

Description	Sq. M	Sq. Ft
Ground Floor	92.6	997
1st Floor	84.47	909
<b>Total Approximate Net Internal Area</b>	<b>177.07</b>	<b>1,906</b>

## Term

Up to 1 year.

## Rent

£12,000 per annum.

## Rates

To be assessed

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

## Repair

Tenant responsible for interior repairs and exterior repairs.

## Insurance

Tenant to be responsible for the repayment of the landlord's building insurance premium.

## 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**

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## EPC

