



To Let Commercial Premises

156-158 Castlereagh Road, Belfast, BT5 5GT


**FRAZER
KIDD**

To Let Commercial Premises

156-158 Castlereagh Road, Belfast, BT5 5GT

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

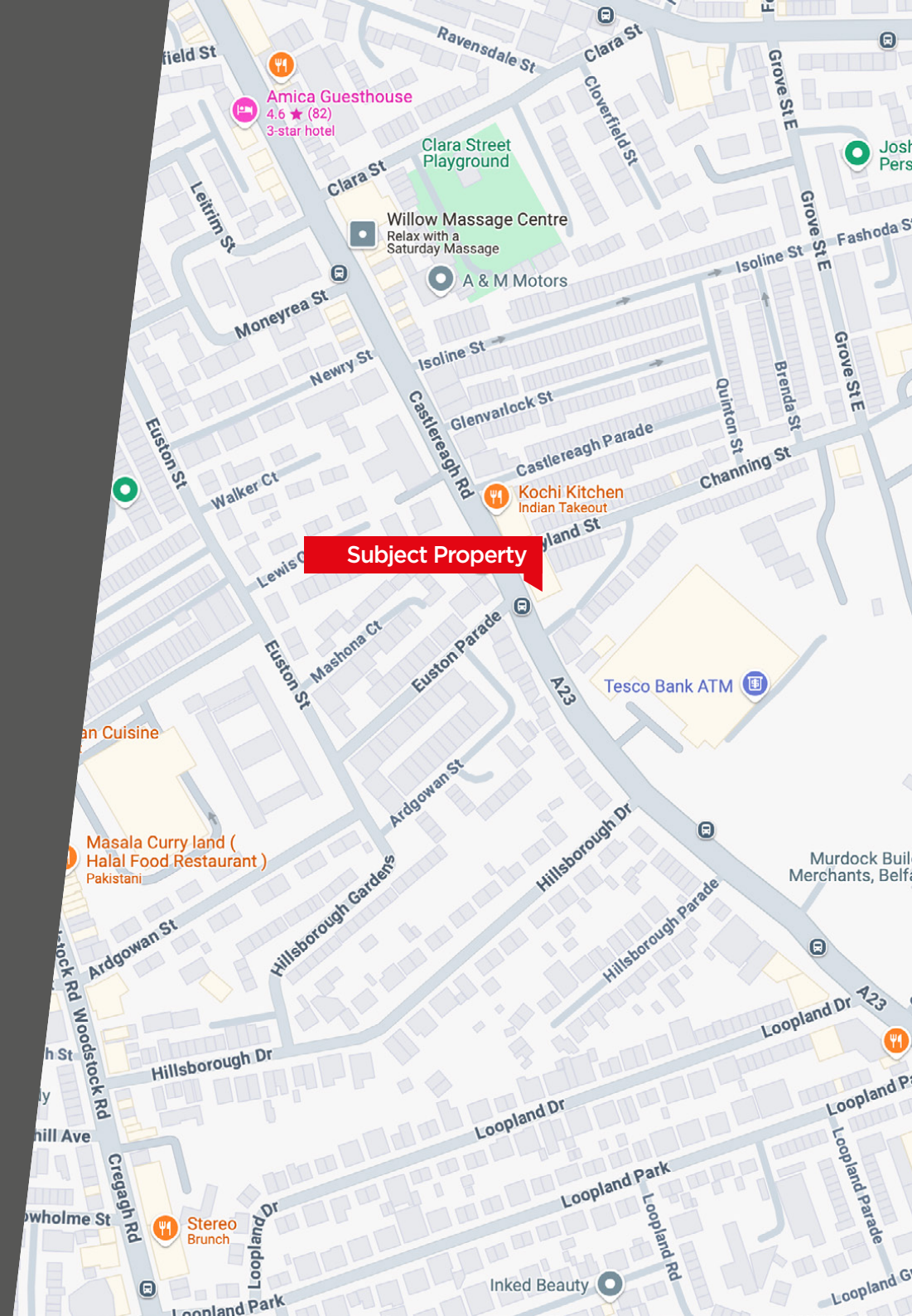
The subject property is situated on Castlereagh Road in East Belfast. The property is within close distance to Belfast City Centre by foot, bus, and car. Nearby occupiers include Tesco Superstore, Russell's Convenience Store, Lazy Claire Patisserie, P&P Business Equipment, and many others.

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.



To Let Commercial Premises

156-158 Castlereagh Road, Belfast, BT5 5GT

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
Total Approximate Net Internal Area	177.07	1,906

Term

Flexible lease terms available from 1 to 5 years.

Rent

£14,000 per annum.

Rates

NAV: £8,050

Rates Payable: £3,859.89 per annum.

The property qualifies for Small Business Rates relief of 20% which equates to a saving of c.£771.98 per annum. 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
07957 388147
nmellon@frazerkidd.co.uk

Beth Brady
07775924283
bbrady@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB
028 9023 3111
mail@frazerkidd.co.uk
frazerkidd.co.uk

Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

EPC

