



## To Let First Floor Office Premises

73-77 Cregagh Road, Belfast, BT6 8PY

  
**FRAZER  
KIDD**



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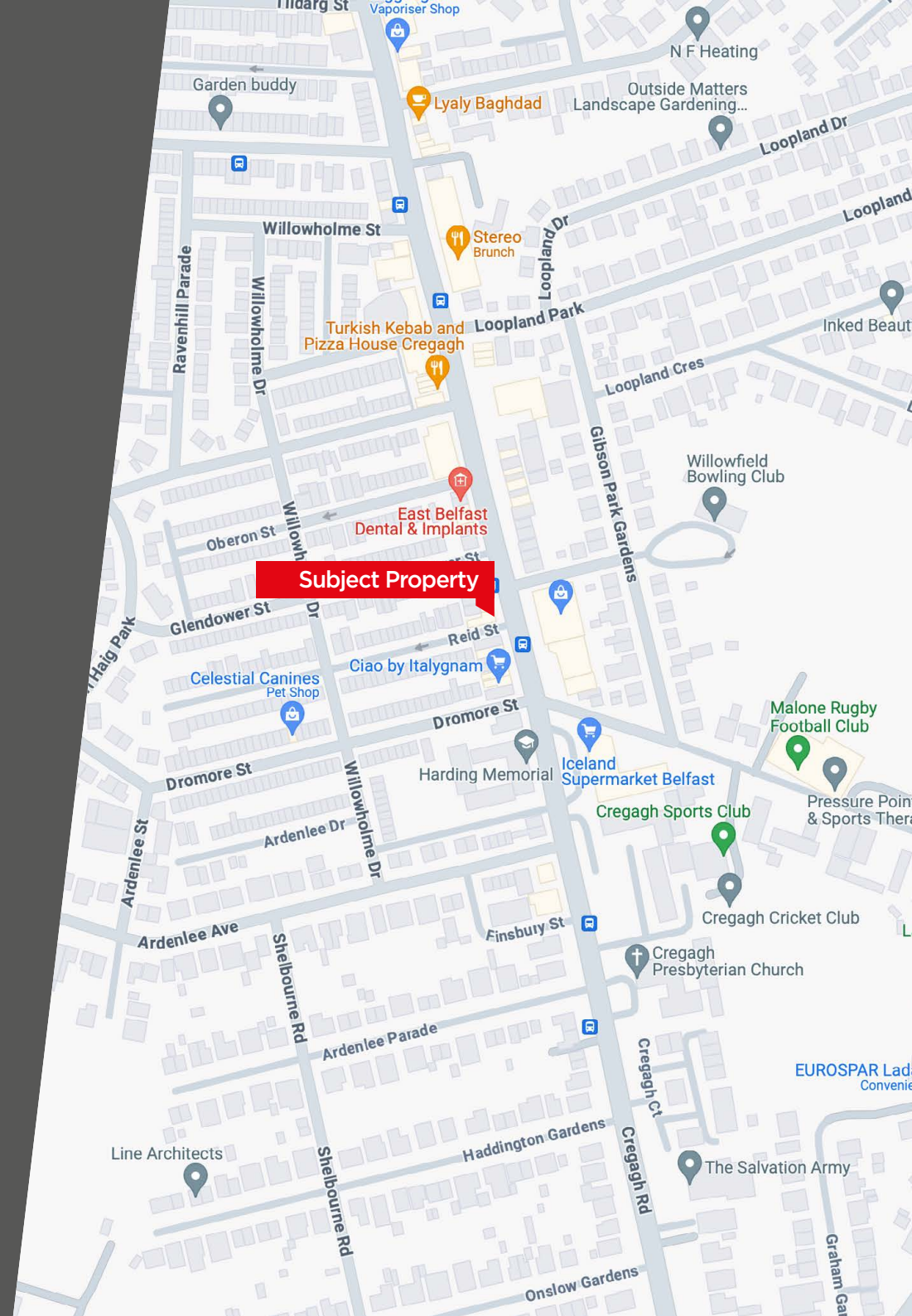
## Summary

- Prominent commercial premises on the Cregagh Road, Belfast
- The property is suitable for a variety of uses, subject to planning.
- The premises is finished to a good standard extending to c.927 Sq Ft.
- Neighbouring occupiers include Boots Pharmacy, East Belfast Dental & Implants, B&M, Hear Clear and USPCA Charity Shop.

## Location

The property is located on the Cregagh Road, conveniently situated c. 1.3 miles from Belfast City Centre, which is easily accessible on foot, car, or public transport.

The Cregagh Road serves a large residential catchment area of BT5 and BT6 and is extremely popular area of young professionals, providing easy access to Belfast City Centre.



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## Description

The property is situated in a modern building, comprising of a first-floor office suite which has been finished to a good standard to include carpeted flooring, fluorescent strip lighting and an intercom system.

This first floor office comprises of an open plan office space with a lobby, kitchen, and W/C.

## Accommodation

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

Description	Sq M	Sq Ft
Office	77.10	830
Lobby	3.29	36
Kitchen	5.66	61
<b>Total Approximate Net Internal Area</b>	<b>86.05</b>	<b>927</b>

## Lease

Length of lease by negotiation.

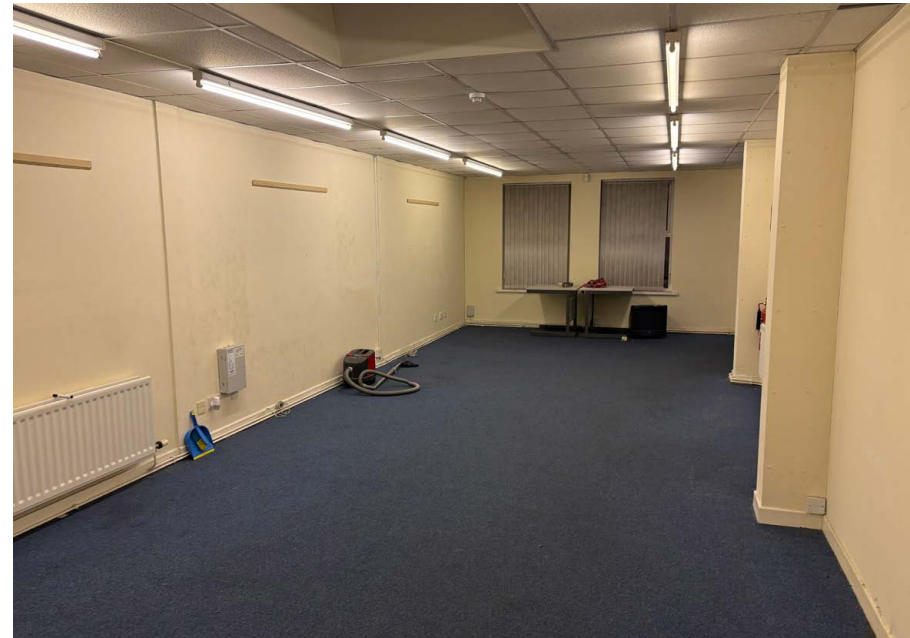
## Rates

NAV: £7,100

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

Rates Payable: £4,255.47 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).



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## Rent

Inviting offers in the region of £7,500 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 which the subject promises forms part. The tenant is also responsible for the repayment of the 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.

## Lease

Length of lease by negotiation.

## VAT

All figures quoted are exclusive of VAT, which may be payable.

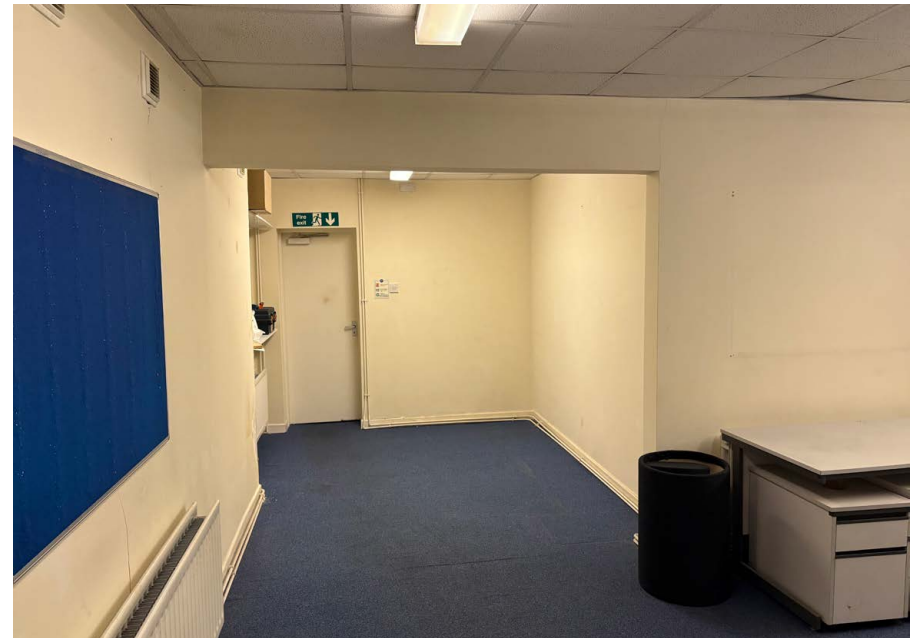
## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

**Brian Kidd**  
07885 739063  
bkidd@frazerkidd.co.uk

**Neil Mellon**  
07957 388147  
nmellon@frazerkidd.co.uk

**Molly Willis**  
07534 181029  
mwillis@frazerkidd.co.uk

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

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## EPC

