



## To Let Retail Premises

32 Gilnahirk Road, Belfast, BT5 7DG





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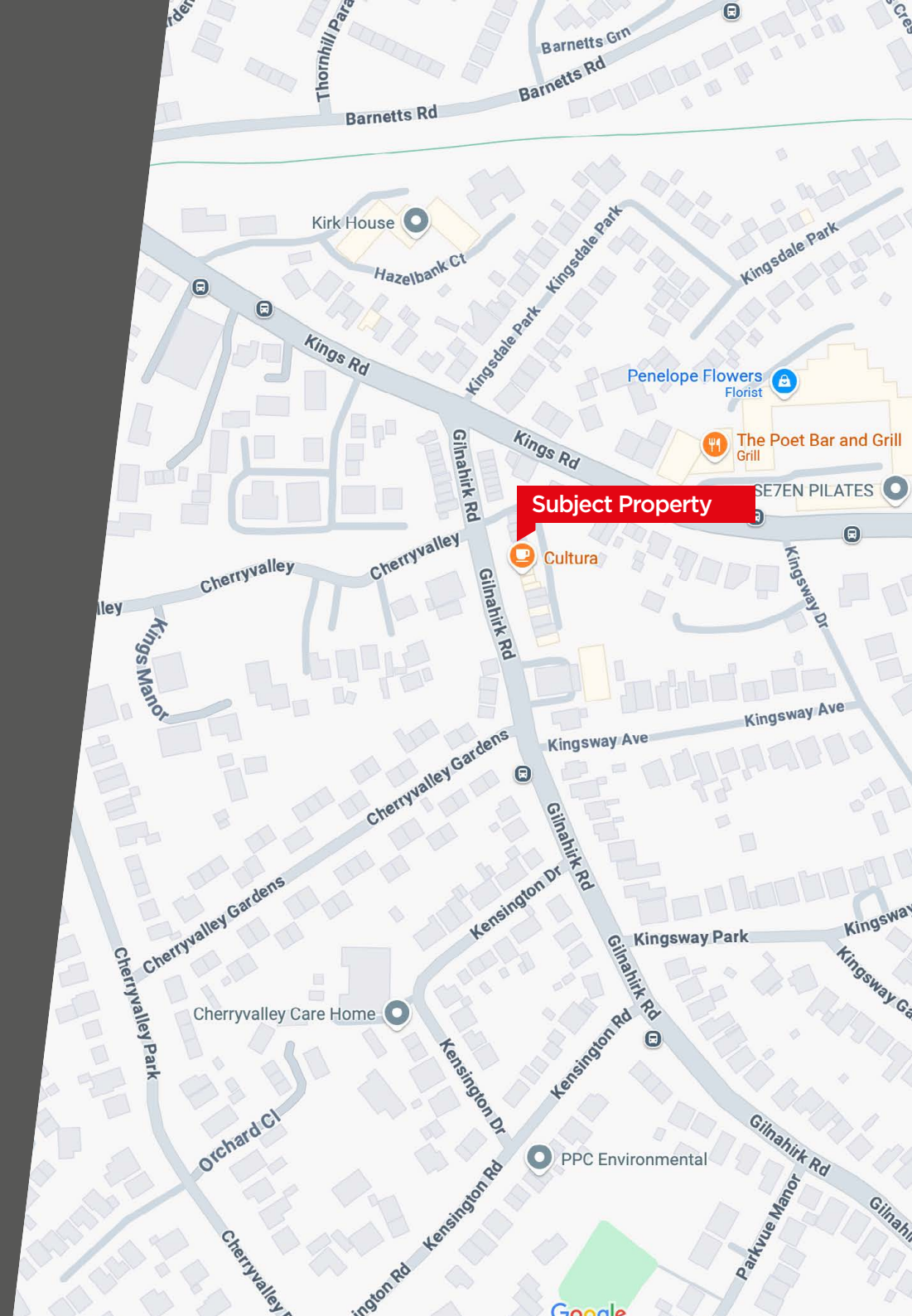
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## Summary

- Prominent retail premises fronting onto the Gilnahirk Road.
- The property is suitable for a variety of uses, subject to planning.
- The premises is finished to a good standard extending to c. 301 Sq Ft.
- Neighbouring occupiers include Cultura Coffee shop, Trade Paint Centre, MediCare Pharmacy, Fayre by Corries butchers, Chevron dry cleaners, and Master Chef Asian takeaway.

## Location

The subject property is situated fronting onto the Gilnahirk Road with the property bounded between Kings Road and Kingsway Avenue, in a parade of commercial units surrounded by a highly populated residential area.



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## Description

This retail premises comprises of an open plan sales space with a store, a kitchenette, and a W/C to the rear of the property. The property benefits from an excellent shop frontage, an electric roller shutter and laminated flooring throughout.

## Accommodation

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

Description	Sq. M	Sq. Ft
Sales Area	21.6	233
Store	6.25	68
<b>Total Approximate Net Internal Area</b>	<b>27.85</b>	<b>301</b>

## Lease

Length of lease by negotiation

## Rates

NAV: £5,750

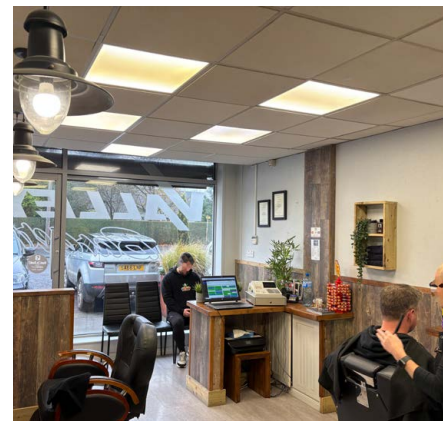
Non-Domestic Rate in £ (24/25): 0.599362

Rates Payable: £3,446.34 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).

## Rent

Inviting offers in the region of £9,500 per annum.





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## 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 premises 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.

## 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](mailto:mail@frazerkidd.co.uk)





For further information please contact:

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# EPC

