



To Let Retail Premises with Planning Consent for Pizzeria

61 Belmont Road, Belfast, BT4 2AA

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**FRAZER
KIDD**

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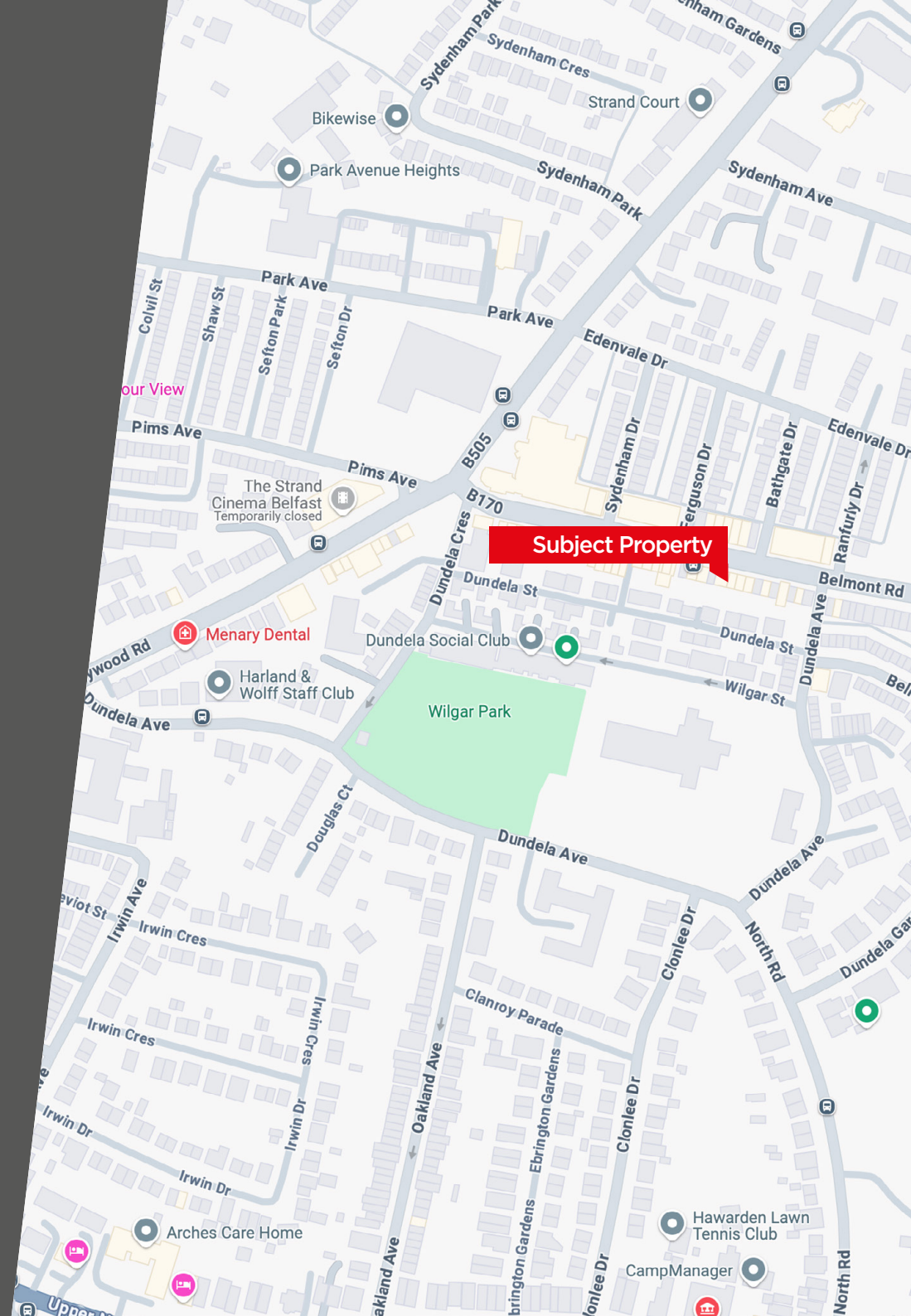
Summary

- Prime location fronting onto Belmont Road, East Belfast.
- Spacious retail premises with planning for pizzeria and rear yard.
- Excellent open plan premises extending to c. 540 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

The property occupies a prime position on the bustling Belmont Road which has an excellent range of restaurants, cafes and shops benefitting from a large residential catchment area. There is immediate access to George Best City Airport, Tesco, Sainsburys and Holywood Exchange.

Nearby occupiers include Olivers' Café, Olivia's Haven, Keith Drury Art and many others.



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Description

The property comprises of an open plan ground floor retail/sales space with rear kitchenette and WC. To the rear of the property there is a small, enclosed yard area.

The property was previously occupied as a pizzeria and benefits from planning consent for this use under planning reference: Z/1987/1830

Accommodation

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

Description	Sq. M	Sq. Ft
Front Sales Area:	38.09	410
Rear Sales Area:	9.02	97
Kitchenette:	3.07	33
W/C & WHB		
Total Approximate Net Internal Area:	50.18	540

Rates

NAV: to be assessed

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

Rates payable: to be confirmed

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

Lease

Length of lease by negotiation.



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Rent

Inviting offers in the region of £15,000 per annum.

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and repair of the exterior of the building of which the subject premises form part, to include 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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07885 739063
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EPC

Energy performance certificate (EPC)

Valid from: 16 November 2022	Valid until: 16 November 2027
Energy rating: E	Certificate number: 4361-4663-6391-6116-6723

Property type: **Restaurant and Cafe/Dining Establishment and Hot Food Takeaways**
Total floor area: **95 square metres**

Energy rating and score
This property's energy rating is **E**.
Properties get a rating from A+ (best) to G (worst) and a score.
The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others
Properties similar to this one could have ratings:
If newly built: **37%** better
If typical of the existing stock: **11%** typical