



## To Let Retail Premises

359-361 Holywood Road, Belfast, BT4 2LR



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359-361 Hollywood Road, Belfast, BT4 2LR

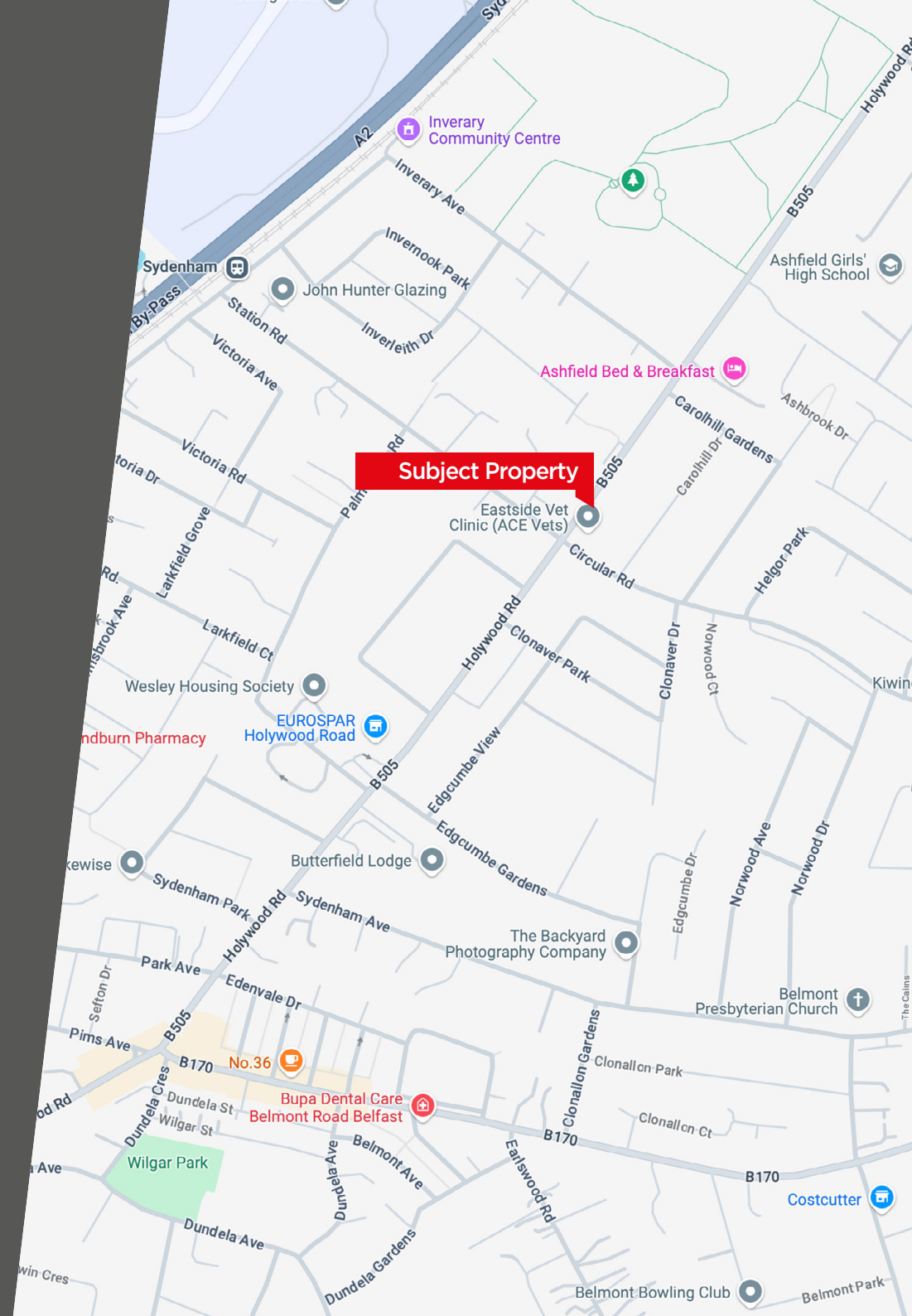
## Summary

- Prominent commercial premises fronting onto the Hollywood Road, Belfast.
- Spacious retail shop and rear store with roller shutter access and private car parking.
- The premises is finished to a good standard extending to c.1,171 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

## Location

The subject property occupies a prominent location on the Hollywood Road, a main arterial route providing access to Belfast City Centre from East Belfast. The property is situated close to the junction where the Hollywood Road meets the Circular Road. The Hollywood Road experiences a high volume of passing traffic and pedestrian foot fall.

Nearby occupiers include Eurospar, Winemark and Boulevard Newsagent, with Ashfield Girls High School within close proximity.



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## Description

The subject property comprises of a large open plan floor space, with rear storage/kitchen and W/C facilities. Finished to a good standard to include an electronically operated front roller shutter, tiled floors, plastered and painted walls, and a suspended ceiling with integrated fluorescent strip lighting. The premises would potentially be suitable for a range of commercial uses, subject to any statutory planning consents.

## Accommodation

We calculate the approximate net internal areas to be as follows:

Description	Sq. M	Sq. Ft
Sales Area	94.52	1,017
Store	14.23	153
W/Cs		
<b>Total Approximate Net Internal Area:</b>	<b>108.75</b>	<b>1,171</b>

## Rates

NAV: £13,700

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

Rates Payable: £8,211.26 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).

## Lease

Length of lease by negotiation



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## Rent

Inviting offers in the region of £12,000 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 the building of which the subject premises forms part and repayment of building 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





# FRAZER KIDD

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

028 9023 3111

mail@frazerkidd.co.uk

frazerkidd.co.uk

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## EPC

