



## To Let 1st Floor Commercial Suite

Unit 9, 45 Ravenhill Road, Belfast, BT6 8DQ



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## Summary

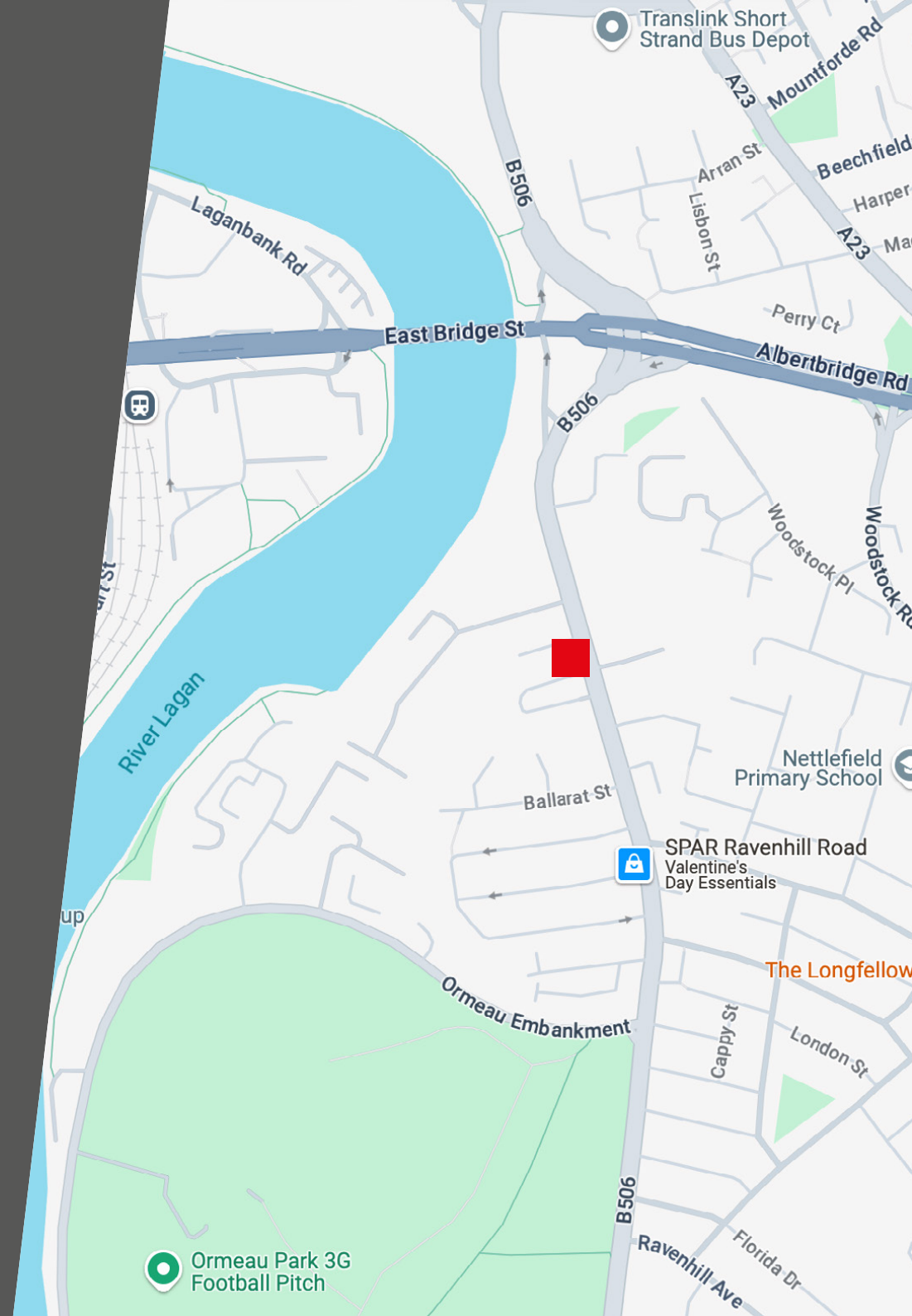
- Prominent commercial premises fronting onto Ravenhill Road, Belfast.
- Spacious commercial suite with ground floor roller shutter access.
- The premises is finished to a good standard extending to c.1,570 Sq Ft.
- Previously occupied as a fitness suite, suitable for a variety of commercial uses, subject to any statutory planning consents.

## Location

Belfast is Northern Ireland's capital with a population of c.700,000 and a further extensive catchment within a 10 mile radius.

The subject property occupies a highly prominent position on the Ravenhill Road which is one of the main arterial routes into Belfast City Centre and benefits from large volumes of both vehicular traffic and pedestrian flow. The building's location means that it benefits from excellent transport links and allows for easy access into Belfast City Centre, the Titanic Quarter and M2 & M3 motorways.

Within the building occupiers include Motion Fitness, Sports Physio, The Movement Loft and a Recording Studio.



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## Description

New electric roller shutters and aluminium glass doors have been fitted to all external entrances and the main entrance lobby into 'The Hub' has been refurbished to include a tiled floor, plastered and painted walls, new lighting and a new bespoke tick tack staircase has been installed.

This open plan suite allows for a host of uses, formerly occupied by a fitness use with changing facilities.

## Accommodation

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

Total Approximate Net Internal Area : 1,570 sq ft

## Lease

Length of lease by negotiation.

## Rates

NAV: £7,850.00

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

Rates Payable: £4,705.00 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 £12,000 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 decoration of the building of which the subject premises forms part, to include building insurance.

## VAT

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

## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

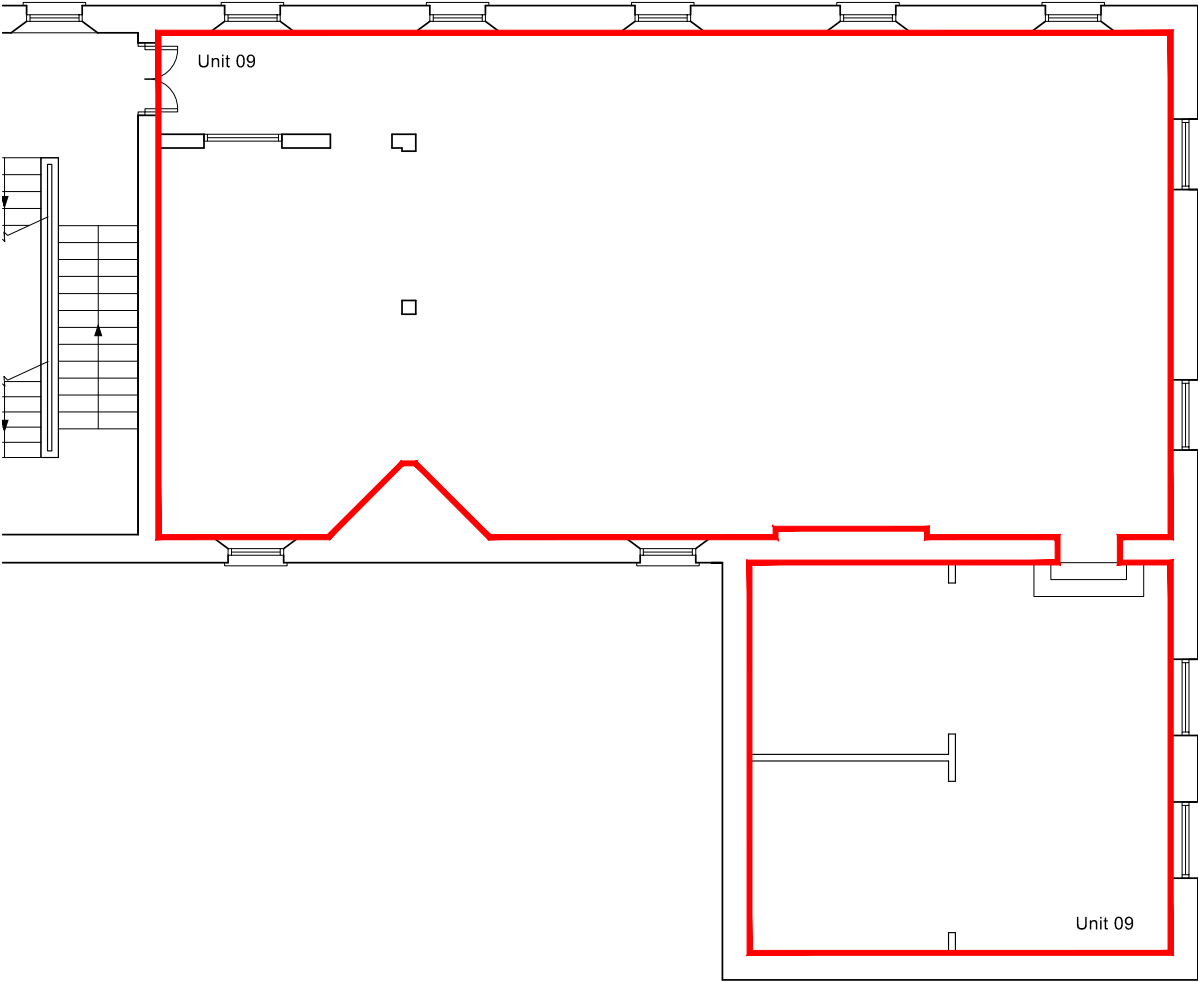
028 9023 3111

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



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**Unit 9 Floor Plan**

Not To Scale. For indicative purposes only.



# FRAZER KIDD

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