



## To Let Office Premises

First Floor 103-113 Ravenhill Road, Belfast, BT6 8DR

  
**FRAZER  
KIDD**



# To Let Office Premises

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## Summary

- Excellent opportunity to lease this prestigious premises occupying a prime corner location on the Ravenhill Road.
- Situated just 1 mile from Belfast City Centre.
- The premises is finished to a good standard extending to c. 347 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

## Location

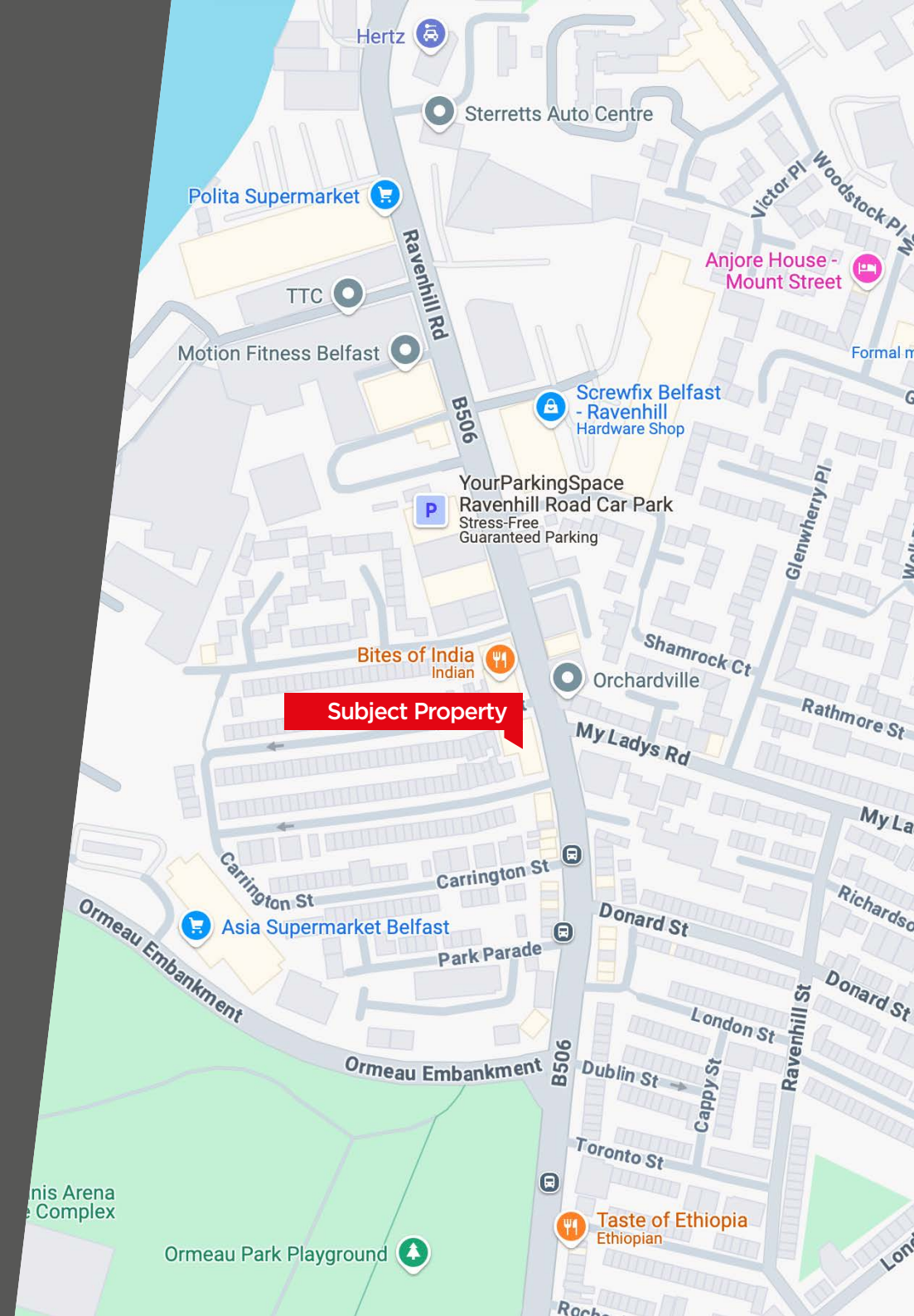
The property occupies a prominent corner location situated fronting onto the Ravenhill Road, directly opposite My Lady's Road.

The property is situated close to the Albertbridge Road/East Bridge Street, which in turn provides access onto the M2/M3 Motorway network.

Belfast City Centre is within ease of walking distance, approximately 1 mile to the west. The immediate surrounding area comprises a mix of local commercial occupiers with housing on the nearby street and avenues. Neighbouring occupiers include Spar and Boyle Sports, plus an array of independent retailers.

## Description

The premises has a main entrance lobby together with a single lift. The office is finished to a good standard to include plastered and painted walls, carpeted flooring, suspended ceilings with integrated fluorescent strip lighting, and Phoenix Gas central heating.



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## Accommodation

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

Floor	Sq. M	Sq. Ft
Office:	32.24	347
<b>Total Approximate Net Internal Area:</b>	<b>32.24</b>	<b>347</b>

## Lease

Length of lease by negotiation

## Rates

NAV: £3,100

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

Rates Payable: £1,858.03 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 £1,750 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 exterior of the building of which the subject premises forms part and repayment of 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





# FRAZER KIDD

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