



To Let Workshop & Storage Premises
plus a Yard Area & Car Wash Opportunity
204 Knock Road, Belfast, BT5 6QD

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To Let Workshop & Storage Premises plus a Yard Area & Car Wash Opportunity

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Summary

- Highly accessible location situated off the Knock Dual Carriageway
- A range of storage/workshop premises extending from approximately 305-957 sq ft.
- Hard Standing Ground and Car Wash Opportunity
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

Located on the popular Knock Road, close to the junction of Ballygowan road and the A55 Dual Carriageway. The property benefits from easy access to the City Centre via the A23 Castlereagh Road with transportation links also immediately available.

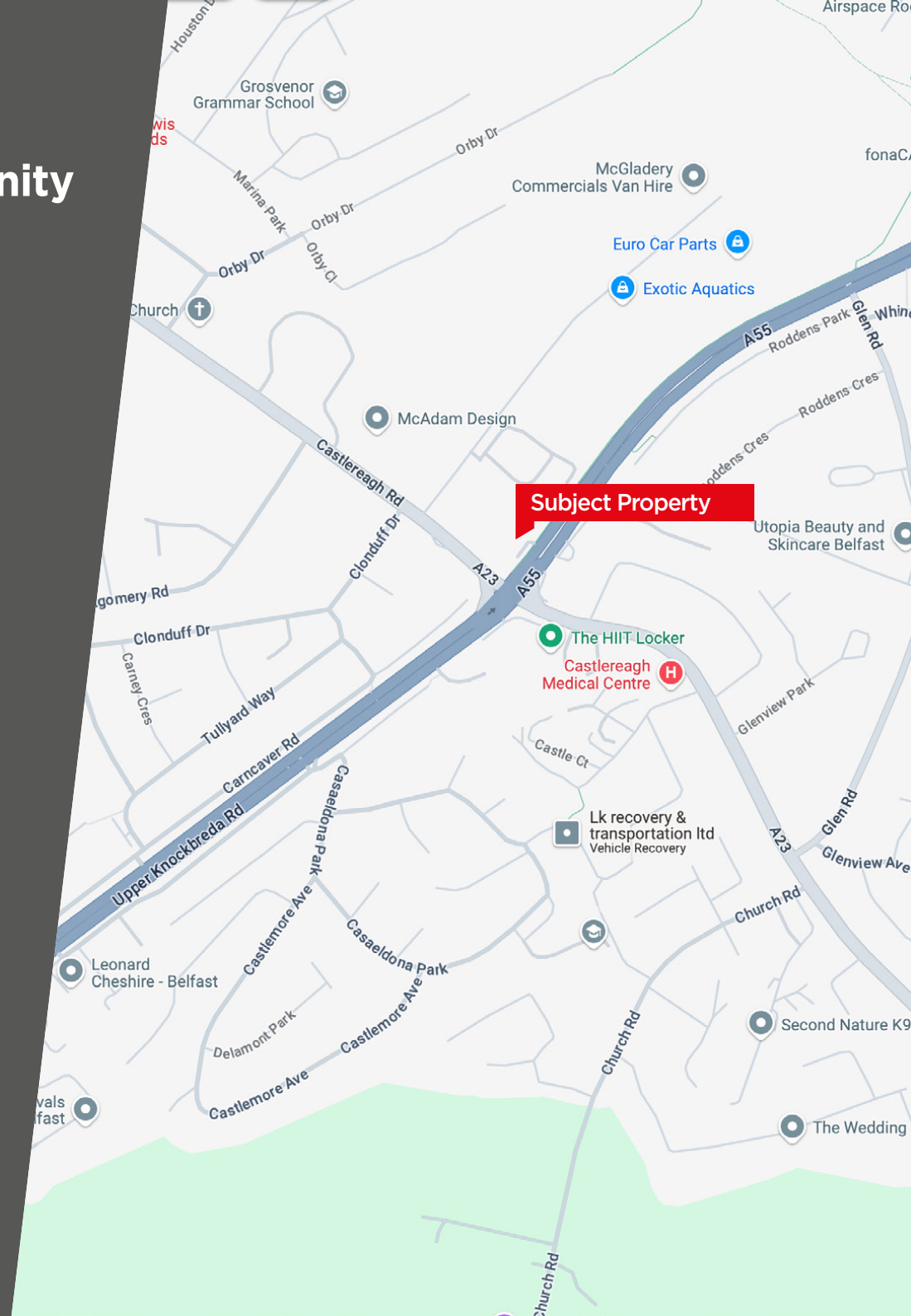
Close to many local amenities and arterial routes. Within the yard there is a car body workshop.

Description

The property comprises of several outbuildings ranging in square footage, offering secure workshop and storage with access to light and power.

The yard was previously occupied by a busy Steam Car Wash facility.

Additional car parking spaces will be assigned on request.



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Accommodation

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

Description	Sq. M	Sq. Ft	Quoting Rent
Unit 1	83.01	894	£6,500 pa
Unit 2			LET
Unit 3 Car Wash	28.3	305	£1,000 per month
Unit 4 & 4a	88.90	957	£7,500 pa

Lease

Length of lease by negotiation

Rates

To be confirmed

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

Repair

Tenant responsible for interior and exterior repairs.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep and maintenance of the communal yard.

Insurance

Tenant to be responsible for repayment of fair portion of landlords building insurance premium, estimated to be £200 per annum.

VAT

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

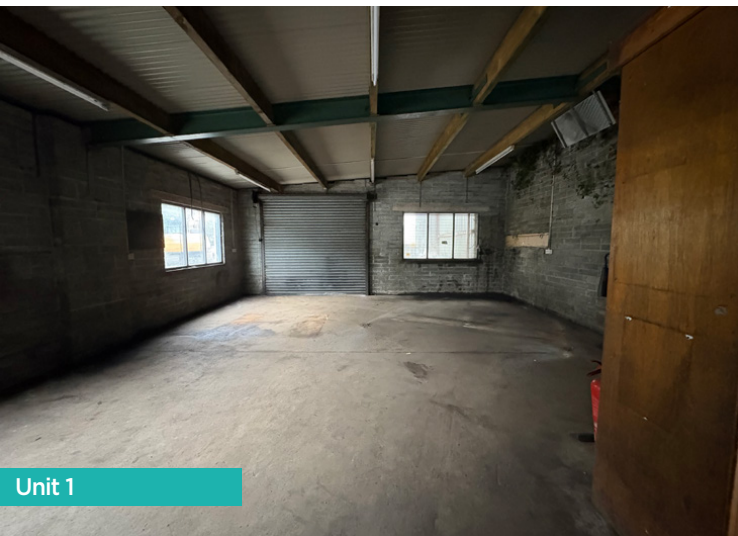
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

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07957 388147

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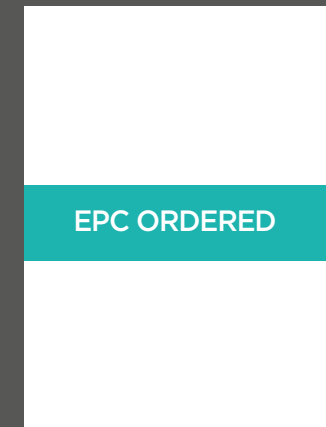
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EPC



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