



To Let Retail Premises

91 Cregagh Road, Belfast, BT6 8PY

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**FRAZER
KIDD**

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Summary

- Prominent commercial premises situated on the bustling Cregagh Road, within 1.3 miles of Belfast City Centre.
- The property is suitable for a variety of commercial uses, subject to any statutory planning consents.
- The premises is finished to a good standard extending to c. 660 Sq Ft.
- Neighbouring occupiers include Boots Pharmacy, East Belfast Dental & Implant, B&M, Hear Clear and USPCA.

Location

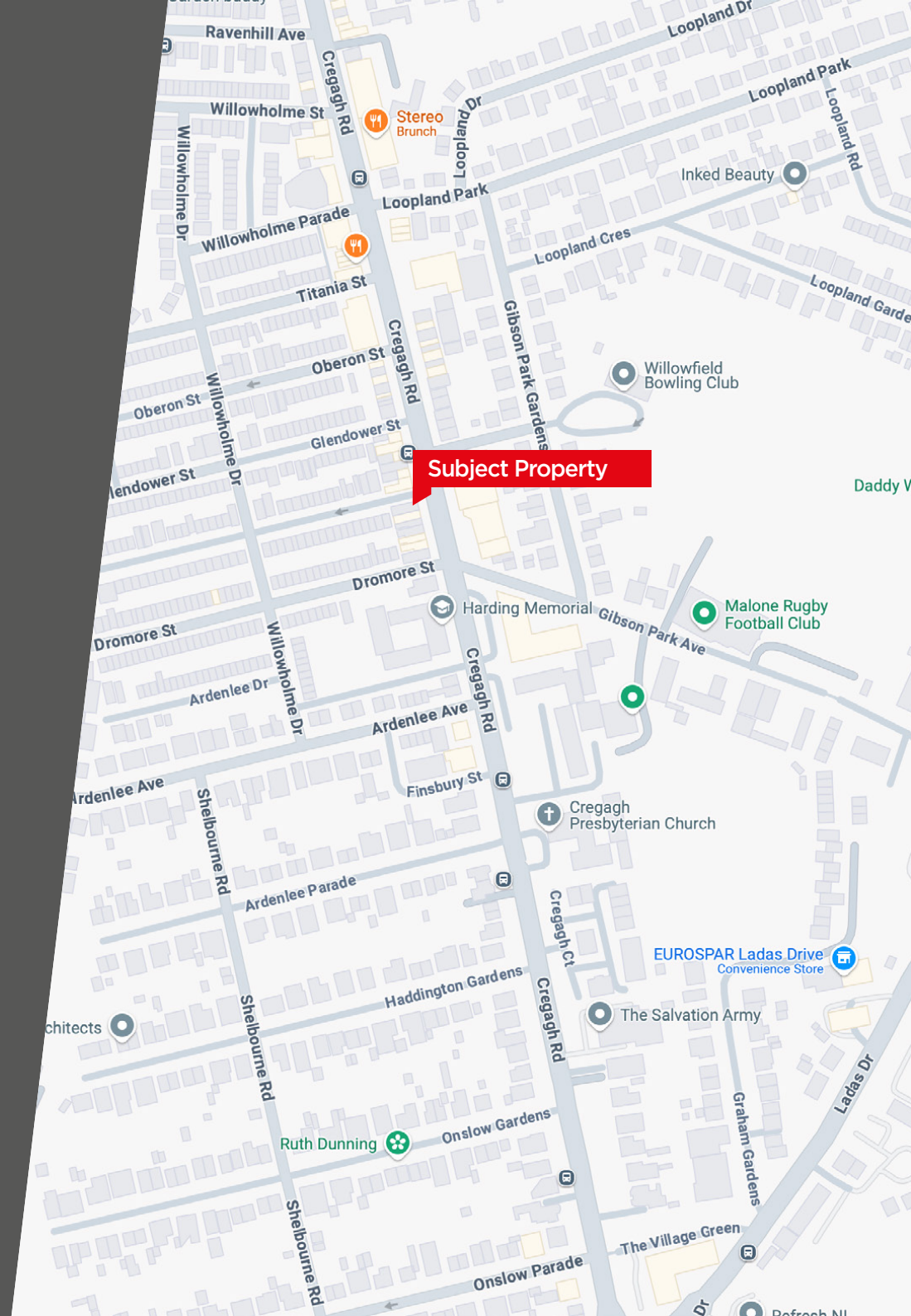
The property is located on the Cregagh Road, conveniently situated c. 1.3 miles from Belfast City Centre, which is easily accessible on foot, car or public transport.

The Cregagh Road serves a large residential catchment area of BT5 and BT6 and is an extremely popular area for young professionals, providing easy access to Belfast City Centre.

Description

The property comprises an open plan sales area with rear storage and a kitchenette with outside storage and a WC.

The property benefits from laminated flooring and an excellent glazed shop frontage with neighbouring occupiers to include East Belfast Dental & Implants, B&M, Hear Clear and USPCA Charity Shop.



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Accommodation

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

Floor	Sq. M	Sq. Ft
Sales Area	31.30	337
Kitchenette	5.71	62
Store	5.16	56
Outside Store	18.97	205
W/C		
Total Approximate Net Internal Area	61.14	660

Rates

NAV: £6,650

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

Rates Payable: £3,985.76 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.

Rent

Inviting offers in the region of £9,000 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 building of which the subject premises forms part, and reimbursement 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





For further information please contact:

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