

16/16A Kings Square, Belfast, BT5 7EA

For Sale/To Let

Prominent retail/cafe premises totalling approx. 2,120 sq ft.



Lambert
Smith
Hampton

Location

The subject premises is located within Kings Square Shopping Centre, Kings Road, Belfast. The Shopping Centre benefits from both its convenient location on the Kings Road alongside its close proximity to multiple popular housing developments. The Kings Road is one of the main arterial routes to Belfast City Centre and the A55 Ring Road, carrying traffic from the Castlereagh, Dundonald and Comber areas. Within the Shopping centre there are currently several established businesses, namely Ulster Bank, Apache Pizza, Medicare Pharmacy and Supervalu.

Description

The mixed-use two-storey premises consist of a ground floor retail unit with a first-floor cafe. Internally the ground floor is finished to include spot and fluorescent tube lighting, carpeted and vinyl flooring and plastered and painted walls. The first floor is finished to a high standard comprising a mixture of tiled and wooden panel flooring, pendant lighting and plastered and painted walls. The unit benefits from an electric roller shutter to the front premises.

Schedule of Accommodation

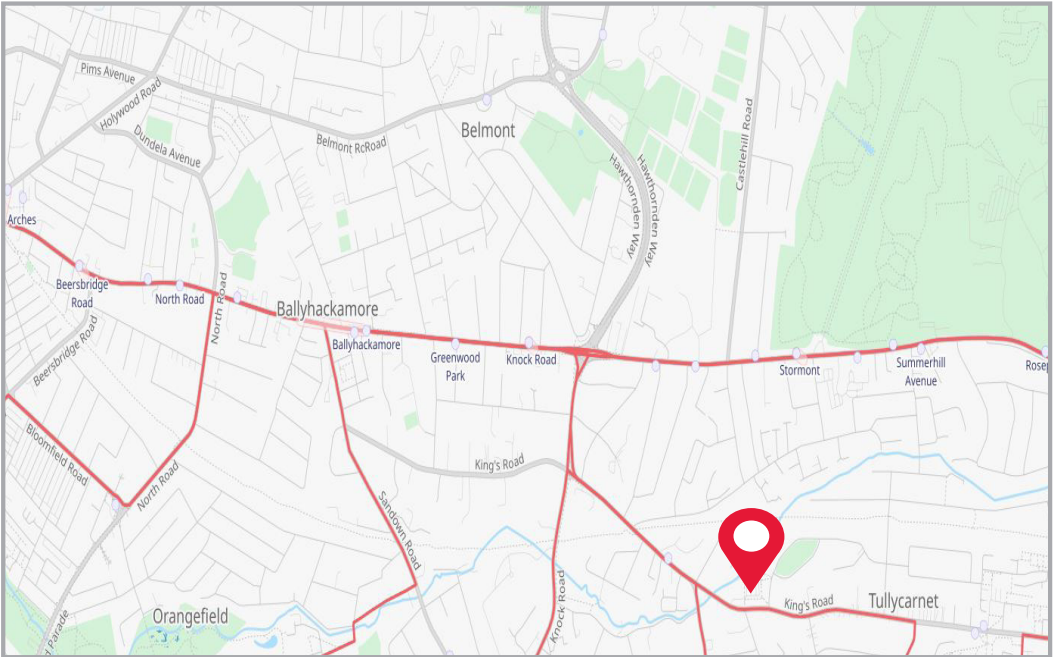
Floor	Sq Ft	Sq M
Ground Floor	1,313	122.05
First Floor	807	75.02
Total	2,120	197.07

Lease Details

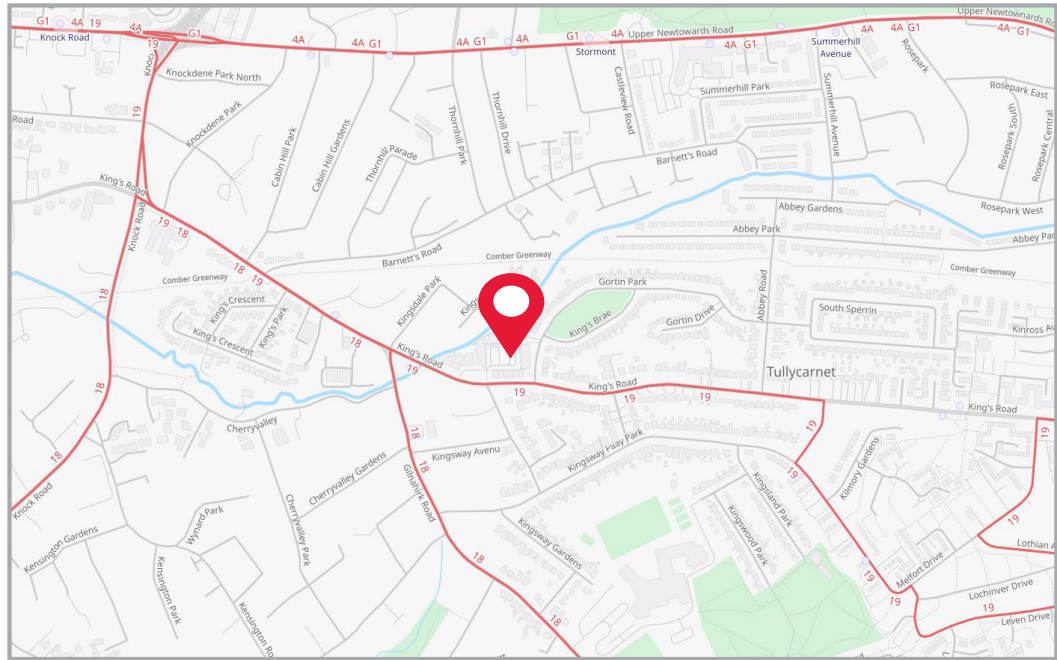
- Rent - £12,750 per annum exclusive.
- Term - By negotiation.
- Repairs - Full repairing and insuring.
- Insurance - The tenant will be responsible for reimbursing the landlord with the cost of the insurance premium.
- Service Charge - A service charge will be levied to cover the general cost of maintenance and repair.

Price

Offers are invited in excess of £125,000 exclusive.



For Indicative Purposes Only





Rates

We have been advised by Land and Property Services of the following:-

Ground Floor

Net Annual Value: £14,700

Rate: £ 23/24 - £0.5722

Rates Payable (if applicable): £8,411.34 per annum

First Floor

Net Annual Value: £4,650

Rate: £ 23/24 - £0.5722

Rates Payable (if applicable): £2,525.63 per annum

Energy Performance Certificate

The property benefits from an EPC rating of E103. A copy of the EPC is available upon request.

Value Added Tax

All prices, outgoings and rentals are exclusive of VAT which will be charged in addition to prices quoted.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert
Smith
Hampton**

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