

TO LET

15 Bloomfield Avenue
Belfast, BT5 5AA



Excellent Retail Unit

Property Highlights

- Situated in a well established suburban retail location.
- Situated just off the Newtownards Road, adjacent to Wyse Byse and Connswater Shopping Centre & Retail Park.
- Extending to approximately 1,223 sq ft (114 sqm).

For more information, please contact:

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TO LET

15 Bloomfield Avenue

Belfast, BT5 5AA

Location

Bloomfield Avenue is a well established retail location, situated just off the Newtownards Road in East Belfast, close to Connswater Shopping Centre & Retail Park.

The subject property occupies an excellent position adjacent to Wyse Byse department store and benefits from high levels of passing traffic and footfall. There is also an abundance of public and on-street parking in the immediate vicinity.

Description

The subject comprises a regular shaped retail unit finished to include plastered & painted walls, suspended ceilings, glazed shopfront and benefits from kitchen and WC facilities to the rear.

Accommodation

The unit provides the following approximate area:

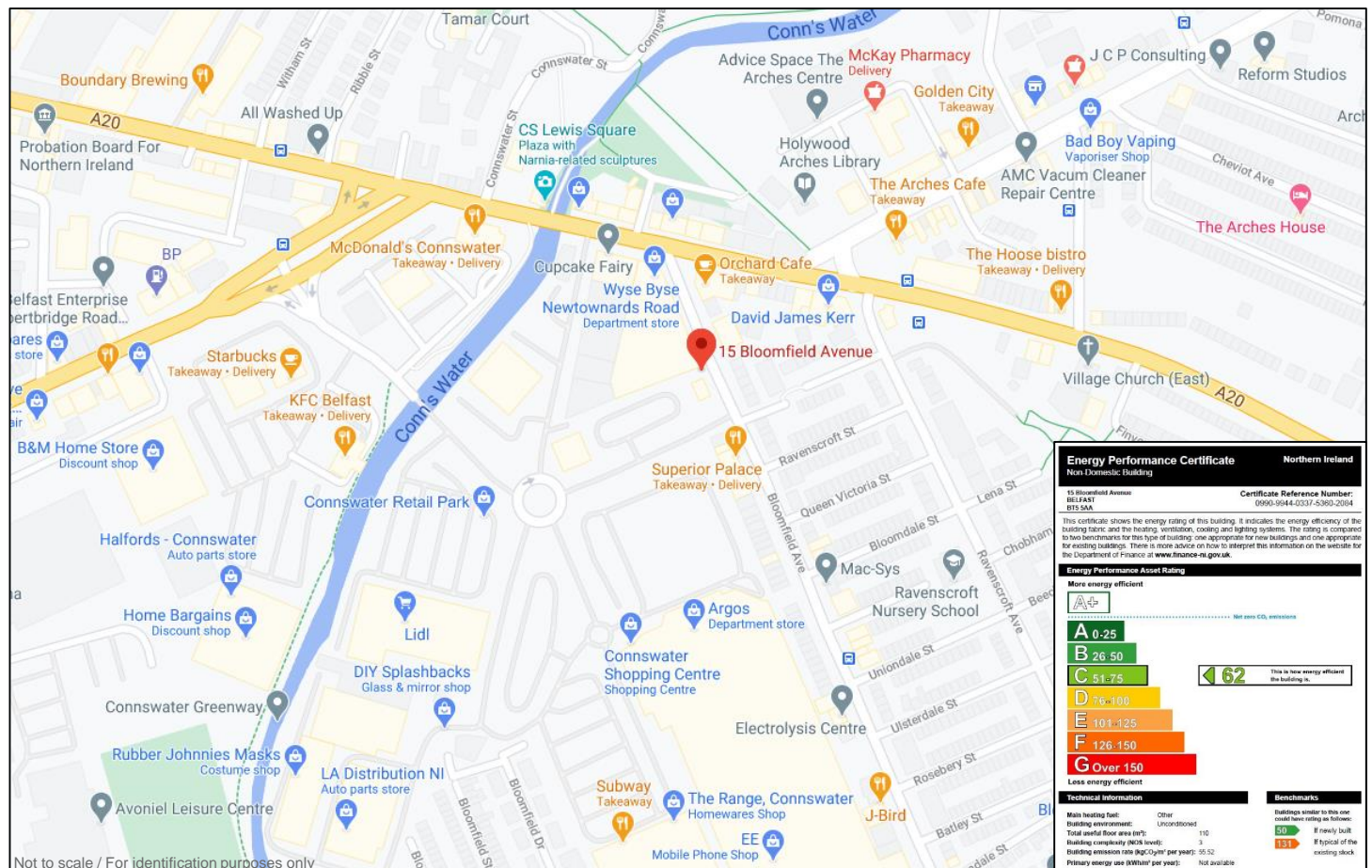
Description	Sq Ft	Sq M
Ground Floor Retail Unit	1,223	113.62

Lease Details

Term:	By Negotiation.
Rent:	£13,500 p.a.x.
Repairs:	Full Repairing Terms by way of service charge.
Service Charge:	Levied to cover external repairs, maintenance & management of the building & common parts. Approx. £1,260 p.a.x.
Buildings Insurance:	Approx. £100 p.a.x.
Rates (2020/21):	Approx. £4,897 pa payable.

VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.



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