



**To Let Premises with Planning  
Permission for a Deli and Hot Food Cafe**  
3 Grand Parade, Belfast, BT5 5HG

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**FRAZER  
KIDD**

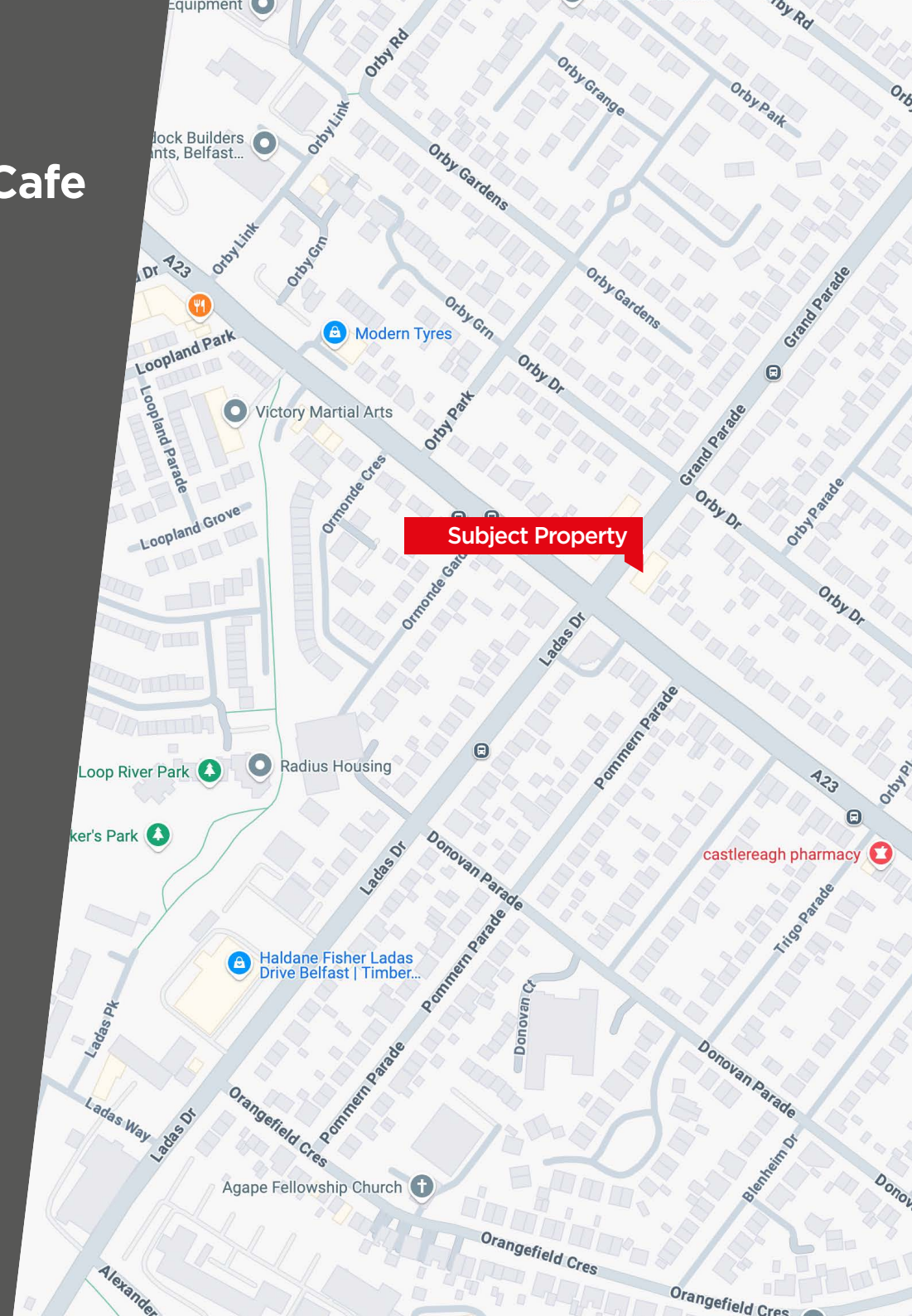


3 Grand Parade, Belfast, BT5 5HG

- Prominent commercial premises fronting onto Grand Parade, East Belfast.
- Excellent ground floor retail premises extending to c. 589 sq ft with an extensive outdoor area at the rear.
- The premises has planning consent for a Deli and Hot Food Café but would be suitable for a wide range of uses subject to any required planning consents.
- Neighbouring occupiers include Tesco Superstore, Graham Crichton Photography Studio, Boston Chinese Takeaway and Cornerstone Veterinary Clinic.

The subject property is located on the outskirts of Belfast City Centre fronting onto Grand Parade, situated off the A23 Castlereagh Road, which is a major arterial route in and out of Belfast City Centre.

The property occupies an excellent trading position situated in a highly sought-after area, benefiting from high volumes of passing traffic.



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## Description

The ground floor consists of a front sales area, kitchen, preparation area, stores and wc/whb. At the rear of the property is an extensive outdoor area that could be used for outside seating/dining.

## Accommodation

We calculate the approximate net internal areas to be as follows:

Description	Sq. M	Sq. Ft
Sales Area	18.72	202
Kitchen	15.06	163
Prep Area	2.85	31
Garage/Store	17.85	193
WC/WHB		
<b>Total Approximate Net Internal Area:</b>	<b>54.48</b>	<b>589</b>

## Rates

NAV: £3,000

Non-Domestic Rate in £ (25/26): 0.626592

Rates Payable: £1,879.78 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).





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## Lease

Length of lease by negotiation.

## Rent

Inviting offers in the region of £7,000 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 the reimbursement of a proportion of the building insurance premium.

## 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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## EPC

