



To Let Office Premises

Second Floor 103-113 Ravenhill Road, Belfast, BT6 8DR


**FRAZER
KIDD**

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Summary

- Excellent opportunity to lease this prestigious premises occupying a prime corner location on the Ravenhill Road.
- Situated just 1 mile from Belfast City Centre.
- The premises is finished to a good standard extending to c. 893 sq ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

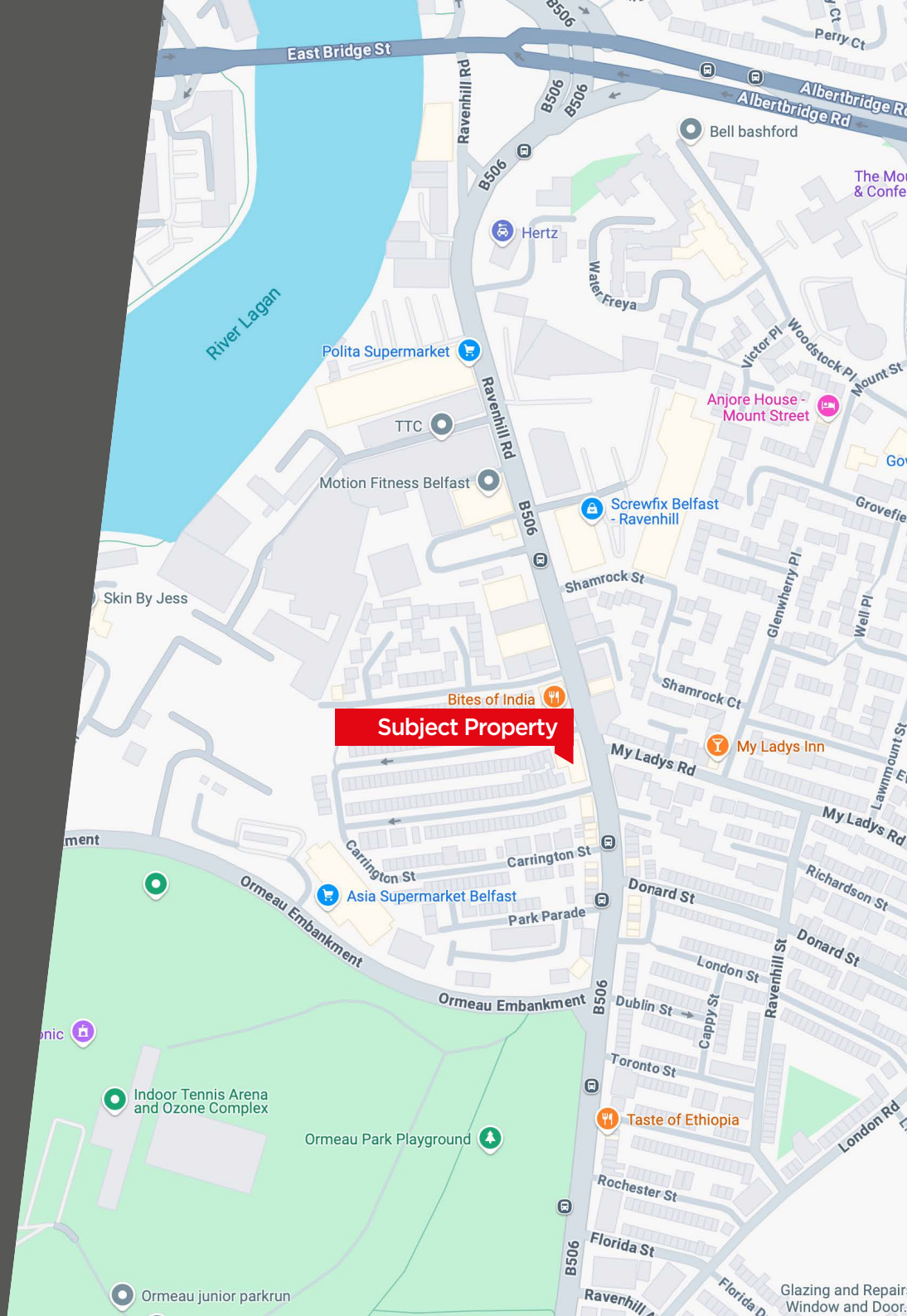
The property occupies a prominent corner location situated fronting onto the Ravenhill Road, directly opposite My Lady's Road.

The property is situated close to the Albertbridge Road/East Bridge Street, which in turn provides access onto the M2/M3 Motorway network.

Belfast City Centre is within ease of walking distance, approximately 1 mile to the west. The immediate surrounding area comprises a mix of local commercial occupiers with housing on the nearby street and avenues. Neighbouring occupiers include Spar and Boyle Sports, plus an array of independent retailers.

Description

The premises has a main entrance lobby together with a single lift. The office is finished to a good standard to include plastered and painted walls, carpeted flooring, suspended ceilings with integrated fluorescent strip lighting, and Phoenix Gas central heating.



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Accommodation

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

Description	Sq. M	Sq. Ft
Office	74.34	801
Kitchen	8.51	92
Total	82.85	893

Lease

Length of lease by negotiation

Rates

NAV: £7,400

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

Rates Payable: £4,636.79 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).

Rent

Inviting offers in the region of £5,500 per annum.

Repairs

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 repayment 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.

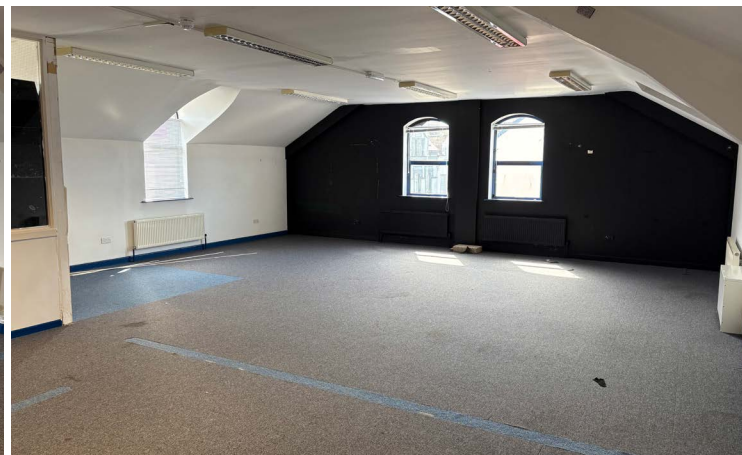
Viewing

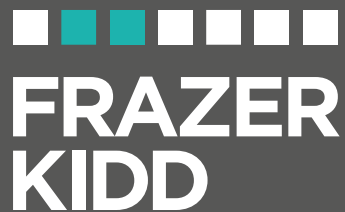
Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

Beth Brady
07775 924283
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Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

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EPC

