



**To Let Prime Retail Shop**  
24 Botanic Avenue, Belfast, BT7 1JQ

■ ■ ■ ■ ■  
**FRAZER  
KIDD**



# To Let Prime Retail Shop

24 Botanic Avenue, Belfast, BT7 1JQ

## Summary

- Botanic Avenue is one of Belfast's most popular student locations, situated close to Queens University.
- Prime retail premises comprising over 3 floors extending to 1,326 sq ft.
- Surrounding occupiers include Madame Pho, Lee Garden Chinese, Botanic Train Station and Town Square.

## Location

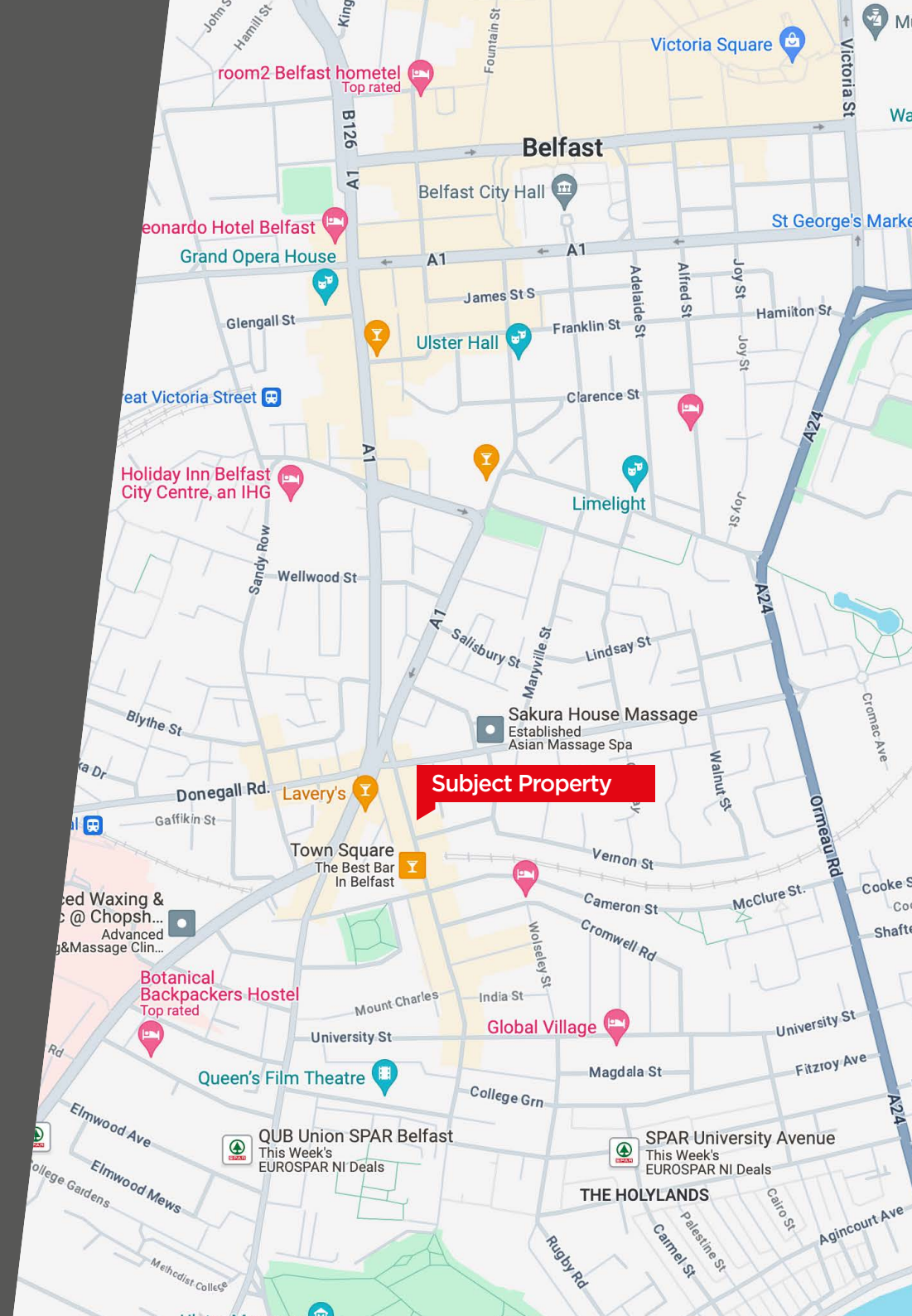
The subject property occupies a highly prominent position on Botanic Avenue located approximately 1 mile south of the Belfast City Centre and as such benefits from a high level of passing trade from local business, young professionals and students that characterise the area.

The number of students living within the immediate vicinity has increased following the construction of several high-end, purpose-built accommodation blocks.

Queens University, the City Hospital and Botanic train station are within a 5-minute walk.



Not To Scale. For indicative purposes only.



# To Let Prime Retail Shop

24 Botanic Avenue, Belfast, BT7 1JQ

## Description

The property is a 3-storey mid-terrace building with rear return, of traditional construction covered by a pitched tiled roof. Internally the ground floor comprises an open plan and spacious shop floor with an excellent and highly visible glazed shop frontage.

The upper floors provide office and storage accommodation along with a kitchen and toilet facilities.

## Accommodation

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

Floor	Description	Sq. M	Sq Ft
Ground	Sales Area	55.10	593
First	Office 1	17.70	191
	Office 2	8.40	90
	Kitchen	11.10	119
	WC		
Second	Store 1	7.40	80
	Store 2	14.90	160
	Store 3	8.60	93
Total Approximate Net Internal Area:		123.20	1,326





# To Let Prime Retail Shop

24 Botanic Avenue, Belfast, BT7 1JQ

## Lease

Length of lease by negotiation

## Rates

NAV: £15,000

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

Rates Payable: £9,398.88 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 £18,000 per annum.

## Repair

Tenant is responsible for interior and exterior repairs to the property.

## Insurance

Tenant to be responsible for repayment of the landlords building insurance premium.

## Management Fee

Tenant to be responsible for the payment of agents' 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





# FRAZER KIDD

For further information please contact:

**Brian Kidd**

07885 739063

[bkidd@frazerkidd.co.uk](mailto:bkidd@frazerkidd.co.uk)

**Beth Brady**

07775 924283

[bbrady@frazerkidd.co.uk](mailto:bbrady@frazerkidd.co.uk)

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

[mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)

[frazerkidd.co.uk](http://frazerkidd.co.uk)

**Disclaimer**

Frazer Kidd Property Limited 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 Property Limited has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Frazer Kidd Property Limited. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

EPC

EPC ORDERED