



To Let Ground Floor Shop Premises

52 Peters Hill, Belfast, BT13 2AB


**FRAZER
KIDD**

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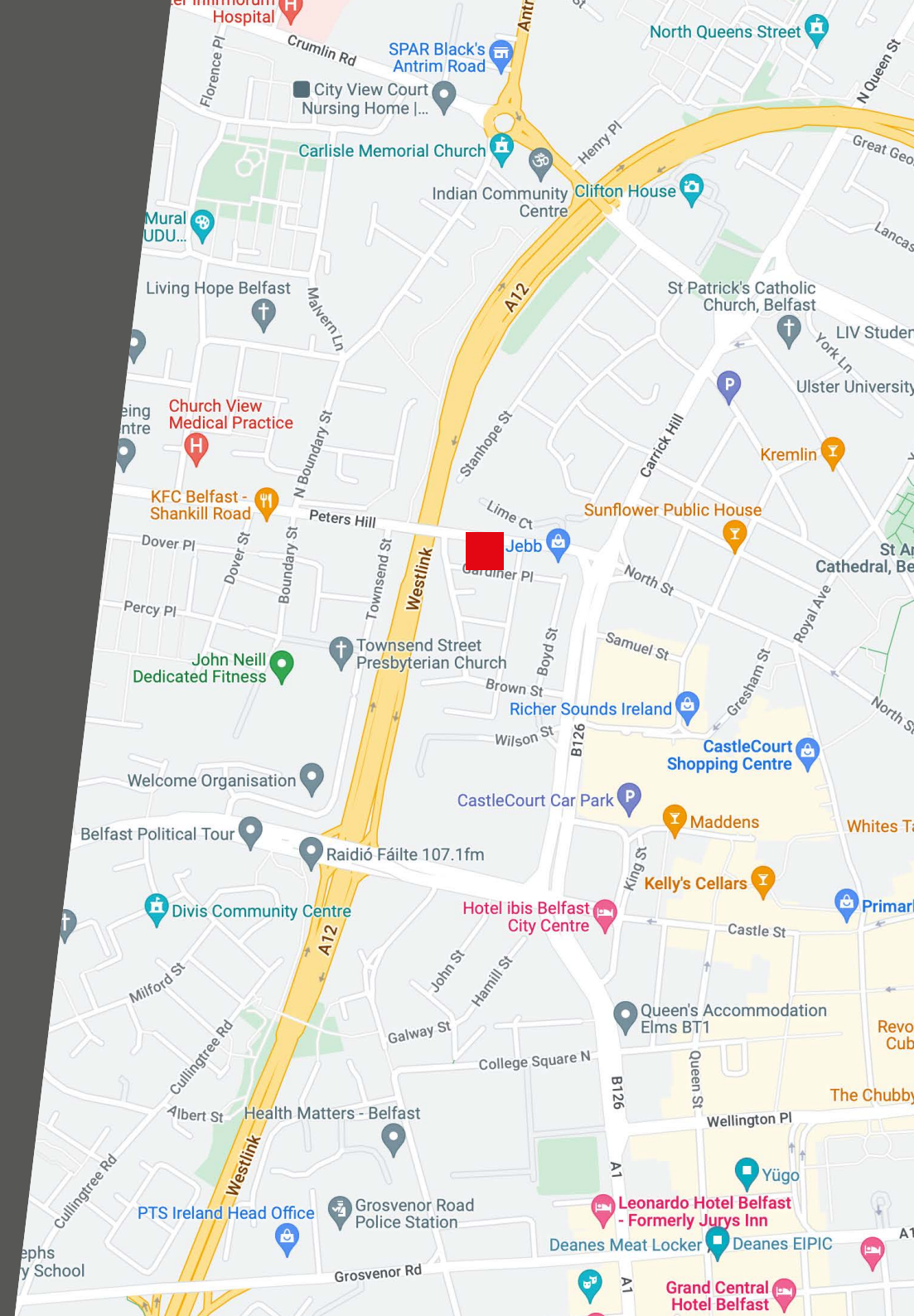
Summary

- Prominent commercial premises fronting onto Peters Hill.
- Spacious ground floor premises extending to c.552 Sq Ft.
- Premises is fitted with a glazed shop frontage, electric roller shutter & gas heating.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.
- Surrounding occupiers include V P Jebb Plumber Merchants, BET Electrical Supplies and Floors & Doors NI.

Location

The subject property is situated fronting prominently onto Peters Hill in West Belfast, within short walking distance of Belfast City Centre only c. 0.40 miles away.

The property benefits from high volumes of passing vehicular traffic with on-street car parking within the immediate vicinity.



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Accommodation

The approximate Net Internal Areas are as follows:

Description	Sq. M	Sq. Ft
Sales Area	45.37	488
Kitchen	4.38	47
Store	1.55	17
Total Area	51.30	552

Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £6,500 per annum.

Rates

NAV: £2,650

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

Rates Payable: £1,66.047 per annum

Please note, this property should be eligible for a 25% 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).

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

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, to include building insurance and 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

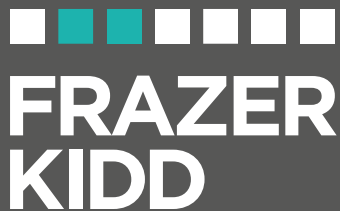
Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

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07885 739063
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Disclaimer

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EPC

