



89 CASTLEREAGH STREET, BELFAST, BT5 4NF

Location

The property is situated in a prominent location in East Belfast at the junction where Castlereagh Street, Templemore Avenue, Castlereagh Road and the Beersbridge Road all meet.

Prominent occupiers within the area include William Hill Bookmakers, Oasis Caring in Action, Paul Meekin Hair, Print Zoo and a vast array of local businesses.

Description

The property has been finished to include an electric roller shutter to the front, laminate flooring, plastered and painted walls, and suspended ceiling with integrated fluorescent strip lighting.

Accommodation

We calculate that the property extends to c. 846 sq ft (78.60 sq m), which incorporates a good sized sales area, together with storage space.

Lease

Length of lease by negotiation.

Rent

Offers invited in the region of £5,000 per annum.

Repairs

Tenant to be responsible for interior and exterior repair.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the landlord's outgoings, to include repayment of building insurance premium and payment of agents' management fees, which are calculated at 5% plus VAT of the annual rent.

Rates

NAV: £4,350

Rate in £ (2019-2020): 0.614135

Rates Payable: £2,671 per annum approx.

This property should be eligible for a 25% reduction in the rates payable due to the Small Business Rates Relief Scheme. We recommend that interested parties verify this, however, with Land & Property Services (Tel: 0300 200 7801).

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

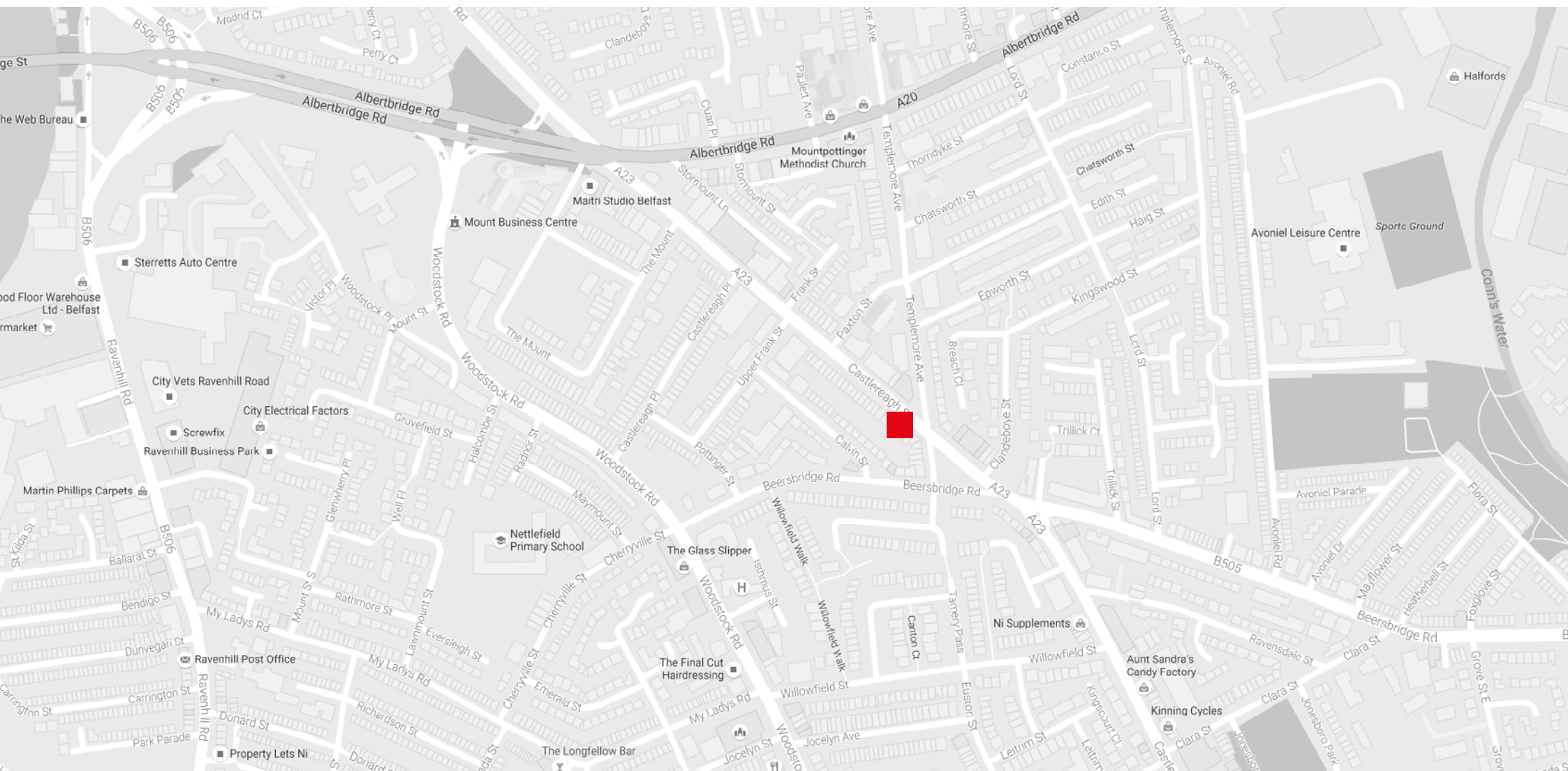
Strictly by appointment with the Sole Letting Agents:

Frazer Kidd

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E: mail@frazerkidd.co.uk

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FRAZER KIDD

For further information please contact:

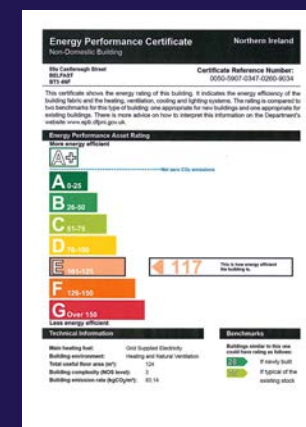
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EPC



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