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58 Peters Hill



56 PETER'S HILL, BELFAST, BT13 2AB



Location

The subject property is situated in a visible location on Peter's Hill, close to the Peter's Hill/Millfield/Carrick Hill junction. The property is situated very close to the Browns Square development, and is also situated close to Townsend Street, where there are plans for the construction of three new apartment blocks (subject to planning consent being obtained).

Nearby occupiers include V P Jebb Plumbers Merchants, BET Electrical Supplies and Jannette Martin Hairdressing.

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Description

The subject property comprises of a spacious ground floor commercial unit which is potentially suitable for a variety of uses. The property comprises of a spacious sales area to the front, private offices, kitchen and toilet facilities, and a large storage facility, which can be accessed via a roller shutter from the rear of the property.

Finishes include electric roller shutter to the front, gas heating, carpeted/vinyl floor coverings, plastered and painted walls, and suspended ceiling with integrated fluorescent strip lighting.

Accommodation

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

| | | |
|---------------|--------------------|----------------------|
| Sales Area: | 48.48 sq m | (522 sq ft) |
| Offices: | 25.45 sq m | (274 sq ft) |
| Kitchen: | 4.91 sq m | (53 sq ft) |
| Warehouse: | 48.14 sq m | (518 sq ft) |
| W/Cs | | |
| Total: | 126.98 sq m | (1,367 sq ft) |

Lease Term

Length of lease by negotiation.

Rent

Offers invited in the region of £9,000 per annum.

Repairs

Tenant to be responsible for interior and exterior repairs.

Building Insurance

Tenant to repay to the landlord the building insurance.

Management Fees

Tenant to be responsible for the payment of Agents' Management Fees, which are calculated at 5% plus VAT of the annual rent.

Rates

NAV: £5,650

Rate in £ (2019-2020): 0.614135

Rates Payable: £3,470 per annum approx

VAT

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

Viewing

Strictly by appointment with the sole letting agents-

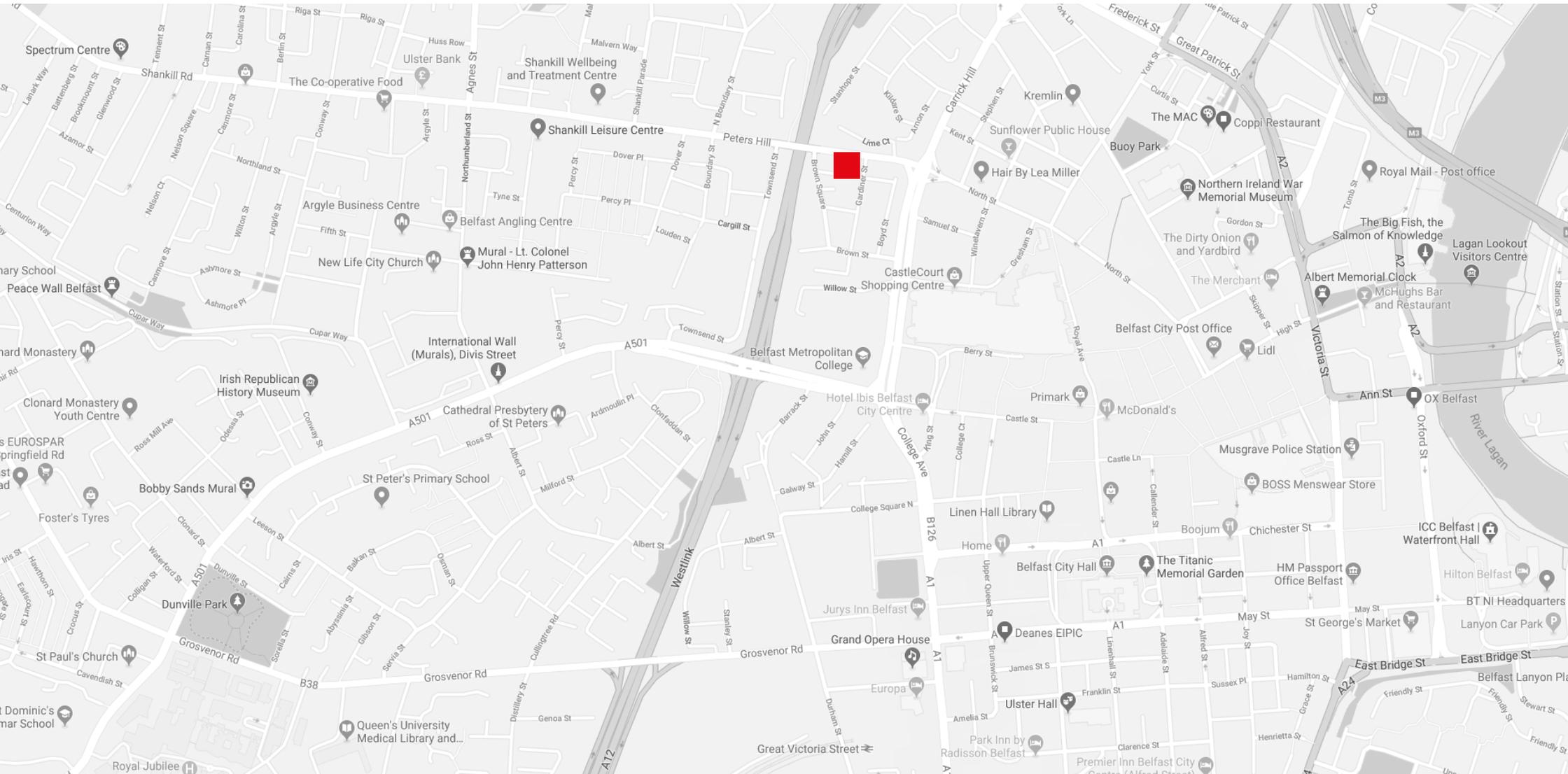
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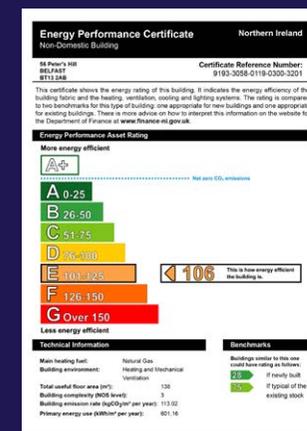
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EPC



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