



**TO LET**  
Prominent  
Commercial Premises  
c. 1171 sq.ft. (108.75 sq.m.)  
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Hollywood Rd.

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**Ribena**  
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BURSTING WITH  
BUBBLY SPRITZINESS  
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# 359-361 HOLYWOOD ROAD, BELFAST, BT4 2LR

## Location

The subject premises occupy a prominent location on the Hollywood Road, a main arterial route providing access to Belfast City Centre from East Belfast. The property is situated close to the junction where the Hollywood Road meets the Circular Road. The Hollywood Road experiences a high volume of passing vehicular traffic and pedestrian footfall.

Nearby occupiers include Eurospar, Winemark and Boulevard Newsagents, with Ashfield Girls High School also within close proximity.

## Description

The subject premises comprises of a large open plan floor space, together with rear storage/kitchen and W/C facilities. Finishes include an electronically operated roller shutter to the front, tiled floors, plastered and painted walls, and suspended ceiling with integrated fluorescent strip lighting. The premises would potentially be suitable for a range of commercial uses, to include a retail shop/showroom, coffee shop/café, office or professional medical uses, subject to obtaining any necessary planning consents.

## Accommodation

We calculate the approximate Net Internal Floor areas to be as follows-

Sales Area:	94.52 sq m	(1,017 sq ft)
Store:	14.23 sq m	(153 sq ft)
Total:	108.75 sq m	(1,171 sq ft)

## Lease

Length of Lease by negotiation.

## Rent

£11,000 per annum.

## Repairs

Tenant to be responsible for interior repair and a proportion of exterior repair by way of Service Charge.

## Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance, repair and decoration of the building of which the subject premises forms part.

## Rates

NAV:	£15,000
Rate in £ (2021-2022):	0.543147
Rates Payable:	£8,147.21

## VAT

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

## Viewing

Strictly by appointment with the sole letting agents.

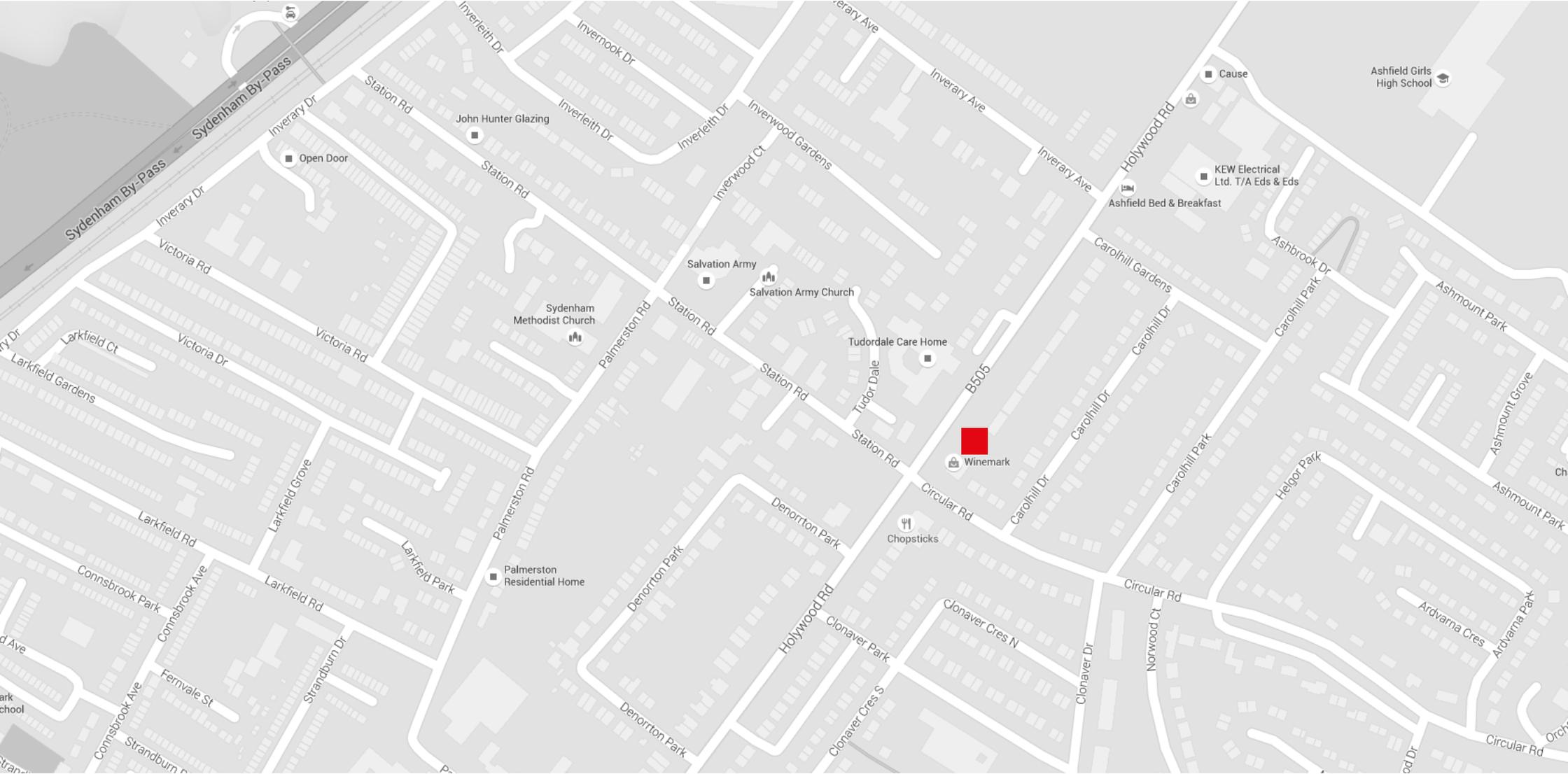
### Frazer Kidd

T: 028 9023 3111

E: mail@frazerkidd.co.uk



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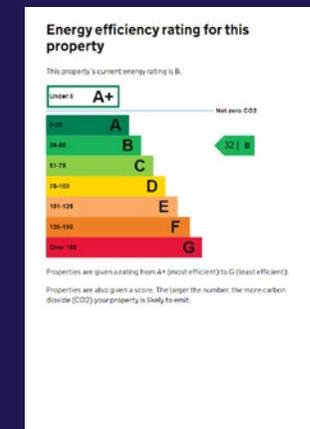
For further information please contact:

**Brian Kidd**  
M: 07885 739063  
E: bkidd@frazerkidd.co.uk

**Neil Mellon**  
M: 07957 388147  
E: nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street,  
Belfast, BT1 4PB  
T: 028 9023 3111  
F: 028 9024 4859  
E: mail@frazerkidd.co.uk  
W: www.frazerkidd.co.uk

## EPC



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