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**FRAZER
KIDD**

OFFICE TO LET

.....
SECOND FLOOR,
342 BEERSBRIDGE ROAD, BELFAST, BT5 5DY



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Location

The property is situated close to the junction where Beersbridge Road meets Bloomfield Avenue and Bloomfield Road, close to Connswater Shopping Centre, and a short distance away from Ballyhackamore.

Nearby occupiers include Co-op, a Doctors' Surgery, Boots Chemist and Four Star Pizza.

Description

The premises comprise of two private offices, together with bathroom facilities.

The premises have been refurbished to include re-painting and re-carpeting, and also benefit from gas fired central heating, uPVC double glazed windows, fluorescent strip lighting and an intercom system.

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Accommodation

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

Second Floor		
Private Office 1:	14.94 sq m	(161 sq ft)
Private Office 2:	27.74 sq m	(299 sq ft)
Total:	42.68 sq m	(459 sq ft)

Lease

Length of lease by negotiation.

Rent

Second Floor: £2,800 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 repayment to the landlord in respect of a proportionate part of the cost of the upkeep, maintenance, decoration and repair of the building of which the subject premises forms part.

Rates

Second Floor

NAV: £2,300
Rate in £ (2019-2020): 0.614135
Rates Payable: £1,413 per annum approx.

These properties should be eligible for a 20% reduction in rates payable due to the Small Business Rates Relief Scheme, however we recommend that you verify this with Land & Property Services (Tel: 0300 200 7801).

VAT

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

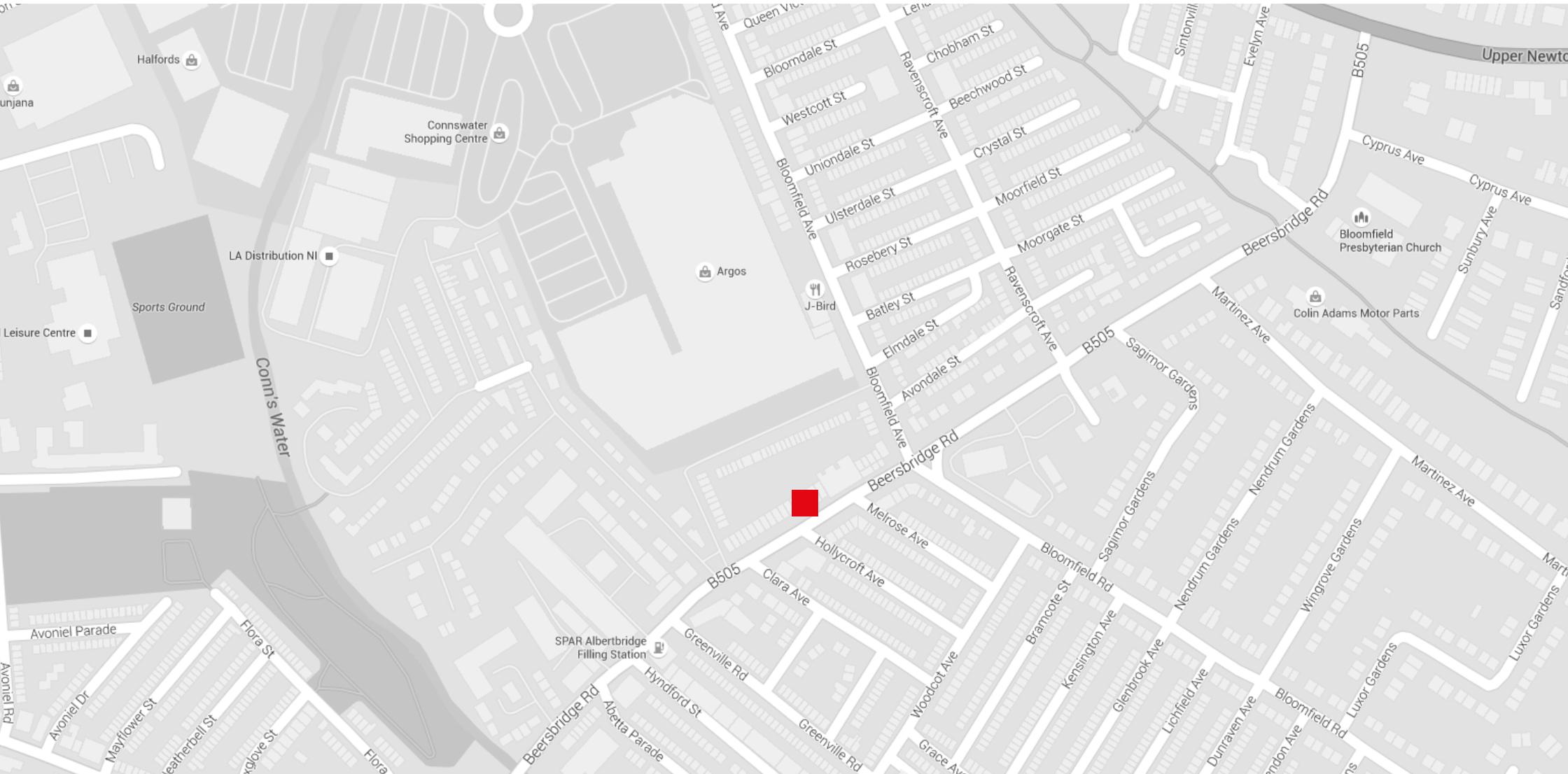
Viewing

Strictly by appointment with the sole letting agents-

Frazer Kidd

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