



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



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.

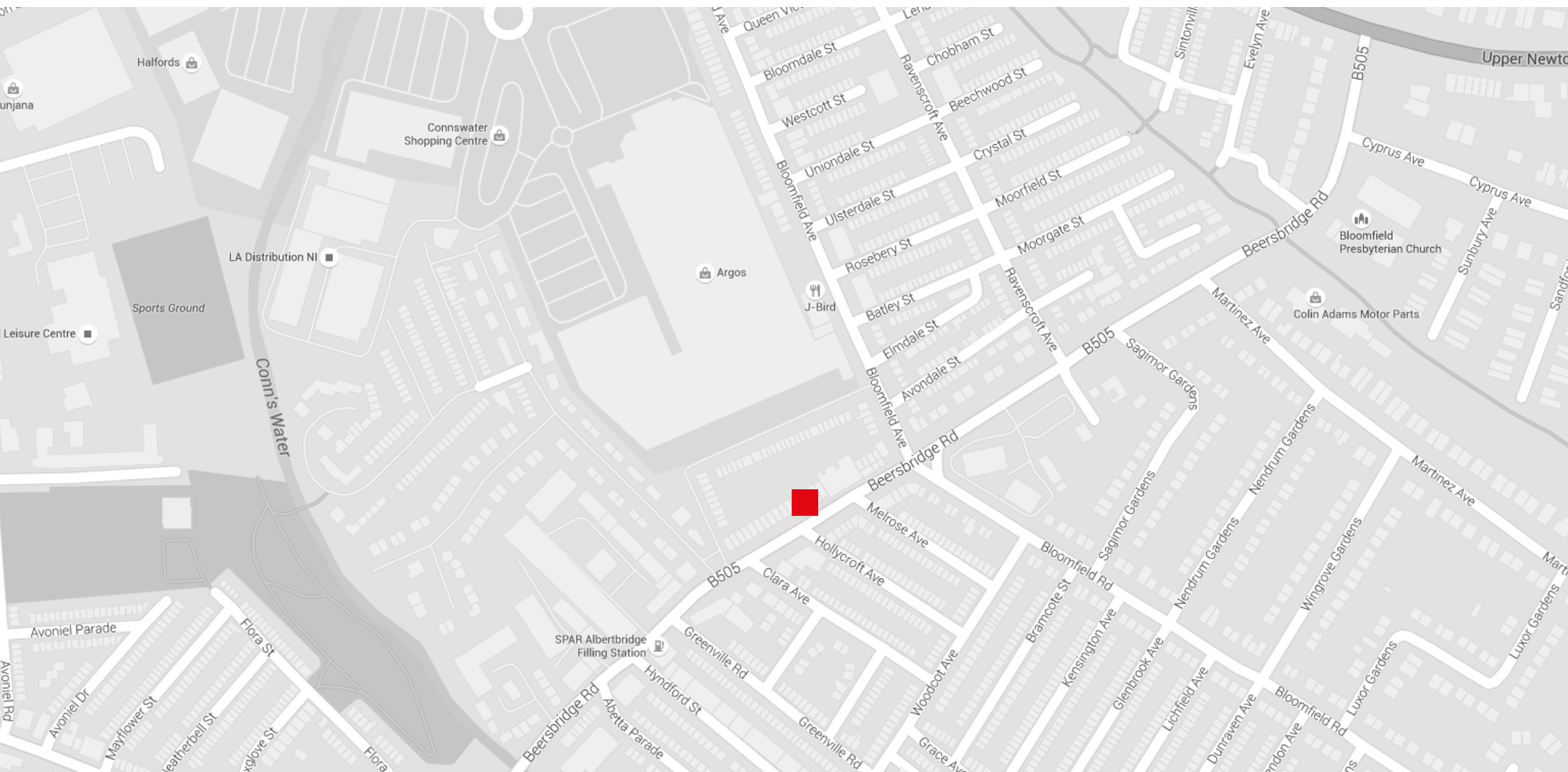
Viewing

Strictly by appointment with the sole letting agents-

Frazer Kidd

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EPC



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