



103 - 113 RAVENHILL ROAD, BELFAST, BT6 8DR

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## Summary

- Excellent opportunity to lease this prestigious premises occupying a prime corner location on the Ravenhill Road.
    - Situated just 1 mile from Belfast City Centre, and just a 5 minute walk to Central train station.
    - The property comprises over ground and first floors and is fully fitted to a high specification.
  - Suitable for a wide range of potential uses to include medical and office, subject to any required statutory planning consents.
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## Location

The property occupies an extremely prominent corner location situated fronting onto the Ravenhill road, directly opposite My Lady's Road.

The property is situated close to Albertbridge Road/ East Bridge Street, which in turn provides access onto the M2/M3 Motorway network. The property is within walking distance from Central Train Station which provides regular train services throughout Northern Ireland and Republic of Ireland.

Belfast City Centre is within ease of walking distance, approximately 1 mile to the west. The immediate surrounding area comprises a mix of local commercial occupiers with housing on the nearby street and avenues. Neighbouring occupiers include Spar and William Hill, plus an array of independent retailers.

## Description

The former GP Surgery is fully fitted to a high standard throughout and is ready for immediate occupation. Comprising on the ground floor, a waiting area, reception / office, treatment room with WHB, 2 x surgeries with WHB's and 2x WC's. The first floor comprises 2 x surgeries with WHB's, boardroom and WC.

The property is serviced with a gas central heating system.

## Accommodation

We calculate the approximate Net Internal Area of the property to be as follows:

| Floor        | Sq M          | Sq Ft        |
|--------------|---------------|--------------|
| Ground       | 74.94         | 807          |
| First        | 58.45         | 629          |
| <b>Total</b> | <b>133.39</b> | <b>1,436</b> |

## Service Charge

Tenant to pay a service charge in respect of a proportion of the landlord's costs in respect of external repairs, repaying the insurance premium and agent's management fees, calculated at 5% plus VAT of the annual rent payable.

## Lease

Length of lease by negotiation.

## Rent

Inviting offers in the region of £22,500 Per Annum.

## Rates

NAV: £14,300

Rate in £ (2020-2021): 0.538166

Rates Payable: £7,695.77 per annum

\* This property should be eligible for a 20% reduction in rates payable due to the Small Business Rates Relief Scheme. We recommend that any interested parties verify this with Land & Property Services (Tel: 0300 200 7801).

## VAT

All figures quoted are exclusive of VAT, which is payable.

## Viewing

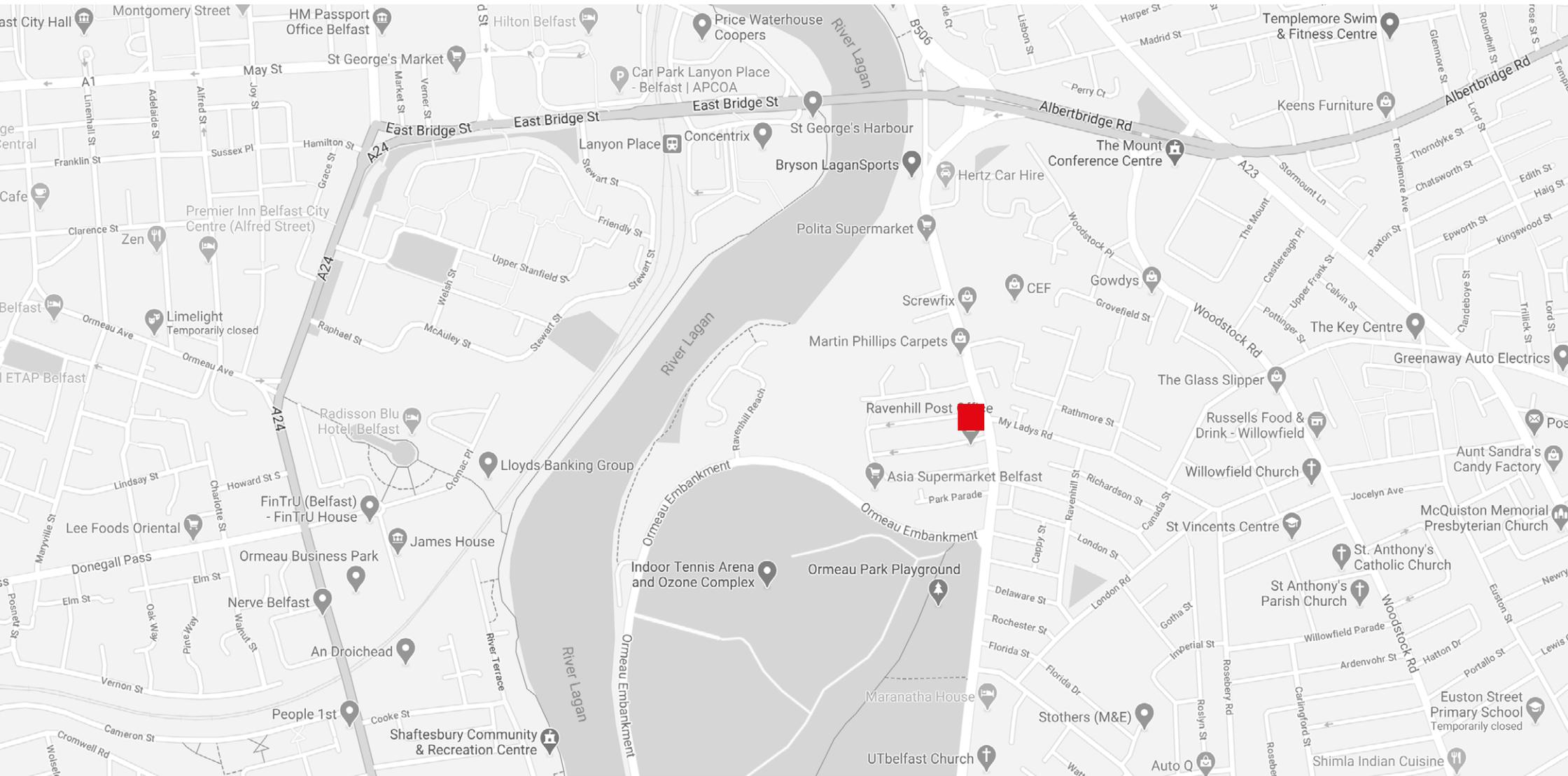
Strictly by appointment with the sole letting agents-

**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](mailto:bkidd@frazerkidd.co.uk)

**Neil Mellon**

M: 07957 388147

E: [nmellon@frazerkidd.co.uk](mailto: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](mailto:mail@frazerkidd.co.uk)  
W: [www.frazerkidd.co.uk](http://www.frazerkidd.co.uk)

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## EPC

