



157 BLOOMFIELD AVENUE, BELFAST, BT5 5AE



Location

The property occupies an excellent location close to the end of Bloomfield Avenue in East Belfast, at the junction where the Bloomfield Avenue meets the Beersbridge Road. The property is situated in an area which benefits from high passing traffic flow. Belfast City Centre is located approximately 1.8 miles to the west.

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Description

The property comprises of a ground floor shop and a self-contained office suite which is split over first and second floors. The ground floor unit is held under lease by a Barber, and has been finished to a high standard to include polished tiled flooring, electronically operated roller shutter, fluorescent strip lighting and a gas fired central heating system.

The upper floor office accommodation benefits from its' own self-contained entrance lobby, and comprises of two private offices at first floor level, together with kitchen and toilet facilities, and two further private offices at second floor level. Finishes include a wooden style laminate and carpeted floor, plastered and painted walls, fluorescent strip lighting and a gas fired central heating system.

Tenancy Details

Address: Ground Floor, 157 Bloomfield Avenue, Belfast
Description: Ground Floor Shop
Tenant: Adam Clifford
(with Jason Millar acting as guarantor)

Lease Term: Three years from 01/01/2018.
Rent: £6,500 per annum
Other terms: Effective Full Repairing and Insuring.

Accommodation

We understand the Net Internal Areas to be as follows-

Ground Floor Shop:	45.67 sq m	(492 sq ft)
First & Second Floor offices:	64.43 sq m	(694 sq ft)

Price

Offers invited in the region of £125,000.

VAT

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

Title

It is assumed that the property is held by Freehold or very long Leasehold, subject to the payment of a nominal ground rent.

Rates

Address: Ground Floor Shop
NAV: £3,650
Rates Payable: £2,200 per annum

Address: First & Second Floor Offices
NAV: £4,400
Rates Payable: £2,652 per annum

In accordance with the terms of the leases the tenants are responsible for the payment of rates in relation to both premises.

Proposed purchasers should verify the above figures with LPS.

EPC

Ground Floor: B45.

Upper Floors: C74.

Viewing

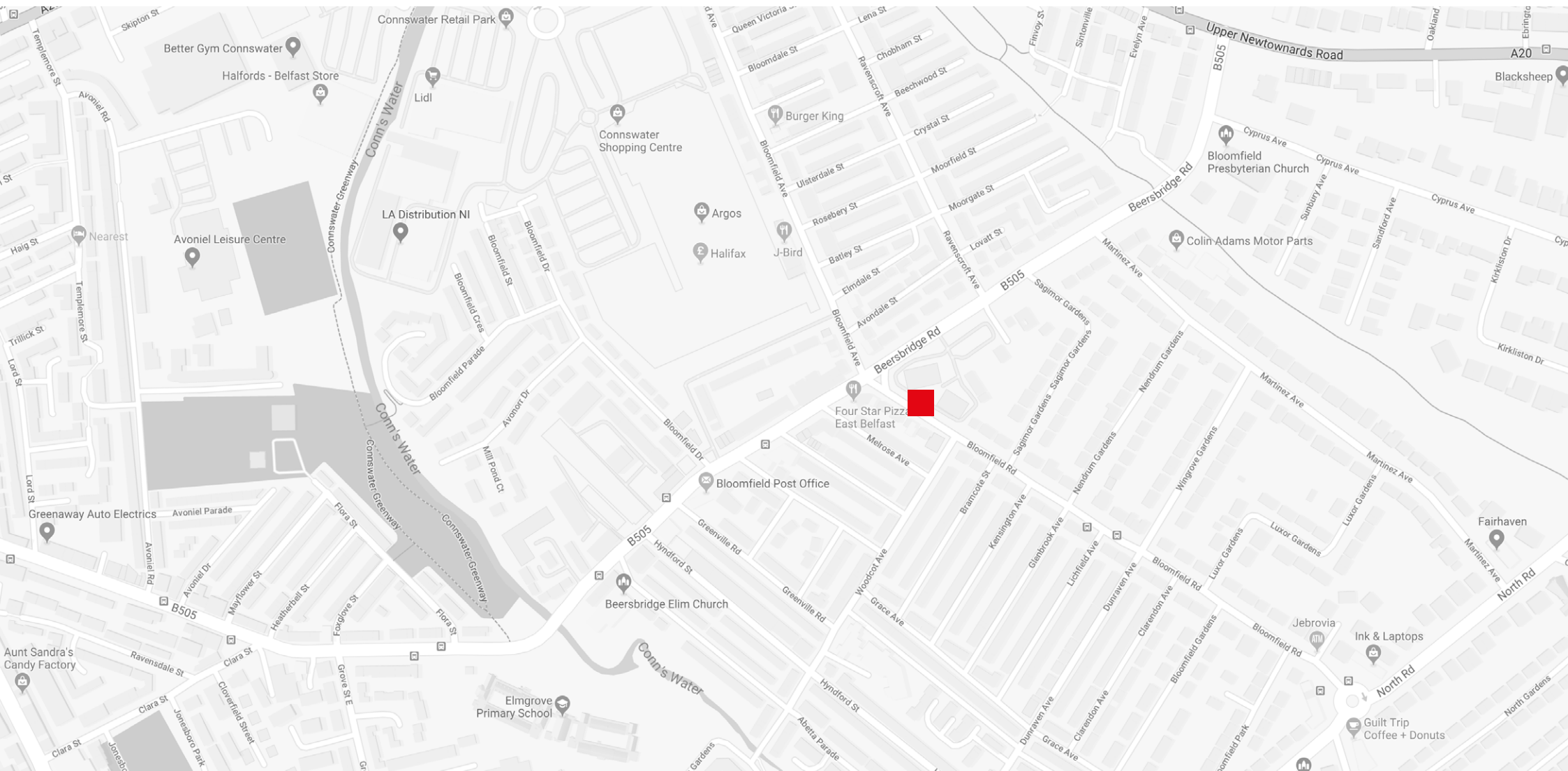
Strictly by appointment with the Sole Selling Agents:

Frazer Kidd

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**FRAZER
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