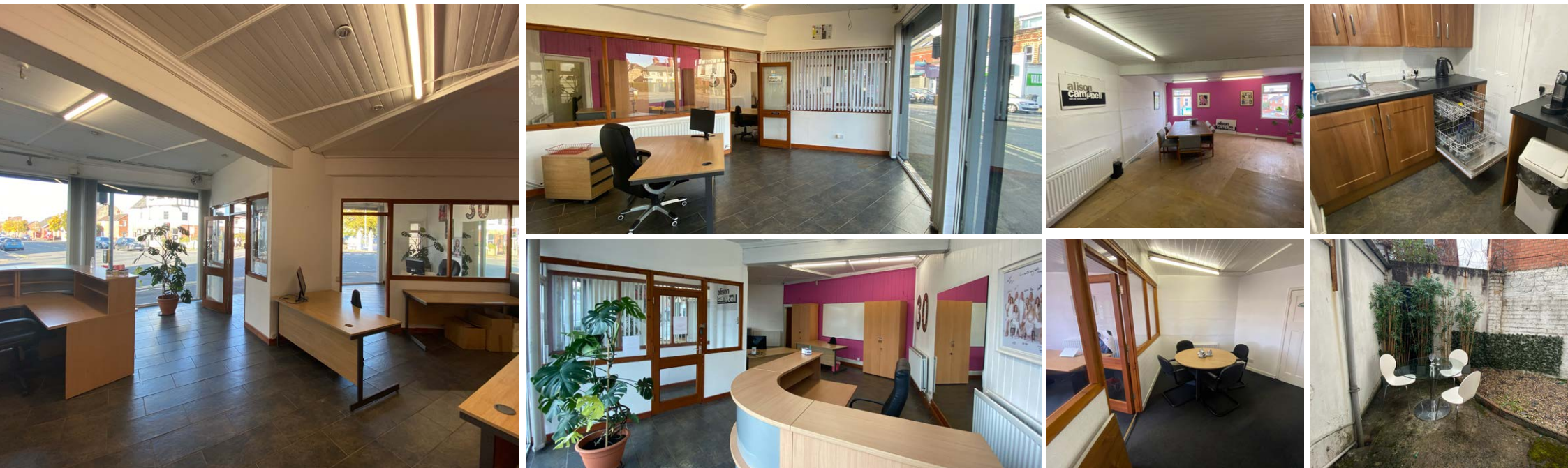






## 381 BEERSBRIDGE ROAD BELFAST BT5 5DT

---



### Summary

- Excellent two storey commercial premises with an impressive 13-meter glass frontage.
  - Highly prominent location fronting onto the junction which connects the Beersbridge Road, Bloomfield Road & Bloomfield Avenue.
- Comprises over ground and first floors extending to approximately 1,463 sq ft.
- Suitable for a range of potential uses to include office, retail, hair and beauty or food & drink subject to obtaining any required statutory planning consents.



## 381 BEERSBRIDGE ROAD BELFAST BT5 5DT

---



### Location

The subject property is located in East Belfast, situated in an extremely prominent corner location fronting onto the junction which connects the Beersbridge Road, Bloomfield Road & Bloomfield Avenue benefitting from high volumes of passing vehicular traffic.

Nearby occupiers Boots Chemist, a Doctor's Surgery, Co-op, Four Star Pizza, and a vast array of local independent businesses. The property is also situated close to Connswater Shopping Centre & Retail Park, and benefits from being situated within a densely populated residential area.

# 381 BEERSBRIDGE ROAD BELFAST BT5 5DT

---

## Description

The property comprises a two storey commercial premises, situated in a highly visible location with an impressive c. 13-meter glass frontage, bright and spacious open plan layout and enclosed rear garden area.

The property is finished to a good specification throughout to include tiled flooring, fluorescent lighting, electrically operated roller shutters, burglar alarm, CCTV cameras and a gas fired central heating system. The property also includes a fitted kitchen with an array of cabinets to include a built-in dishwasher.

Please click the link below for a video tour of the property.  
<https://youtu.be/xebUWenG1Ps>

## Accommodation

The property comprises of the following Net Internal Areas: -

Floor	Sq M	Sq Ft
Ground Floor	69.29	746
First Floor:	66.61	717
<b>Total:</b>	<b>135.90</b>	<b>1,463</b>

## Lease

Length of lease by negotiation.

## Rent

Inviting offers in the region of £15,000 Per Annum

## Rates

NAV: £9,050

Rate in £ (2020-2021): 0.538166

Rates Payable: £4,870.40 per annum

\*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## Repairs

Tenant to be responsible for interior and exterior repairs.

## Insurance

Tenant to be responsible for the repayment of the Landlord's building insurance premium.

## Management Fee

Tenant to be responsible for agent's management fees, calculated at 5% plus VAT of the annual rent payable.

## VAT

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

## Viewing

Strictly by appointment with the sole letting agents-

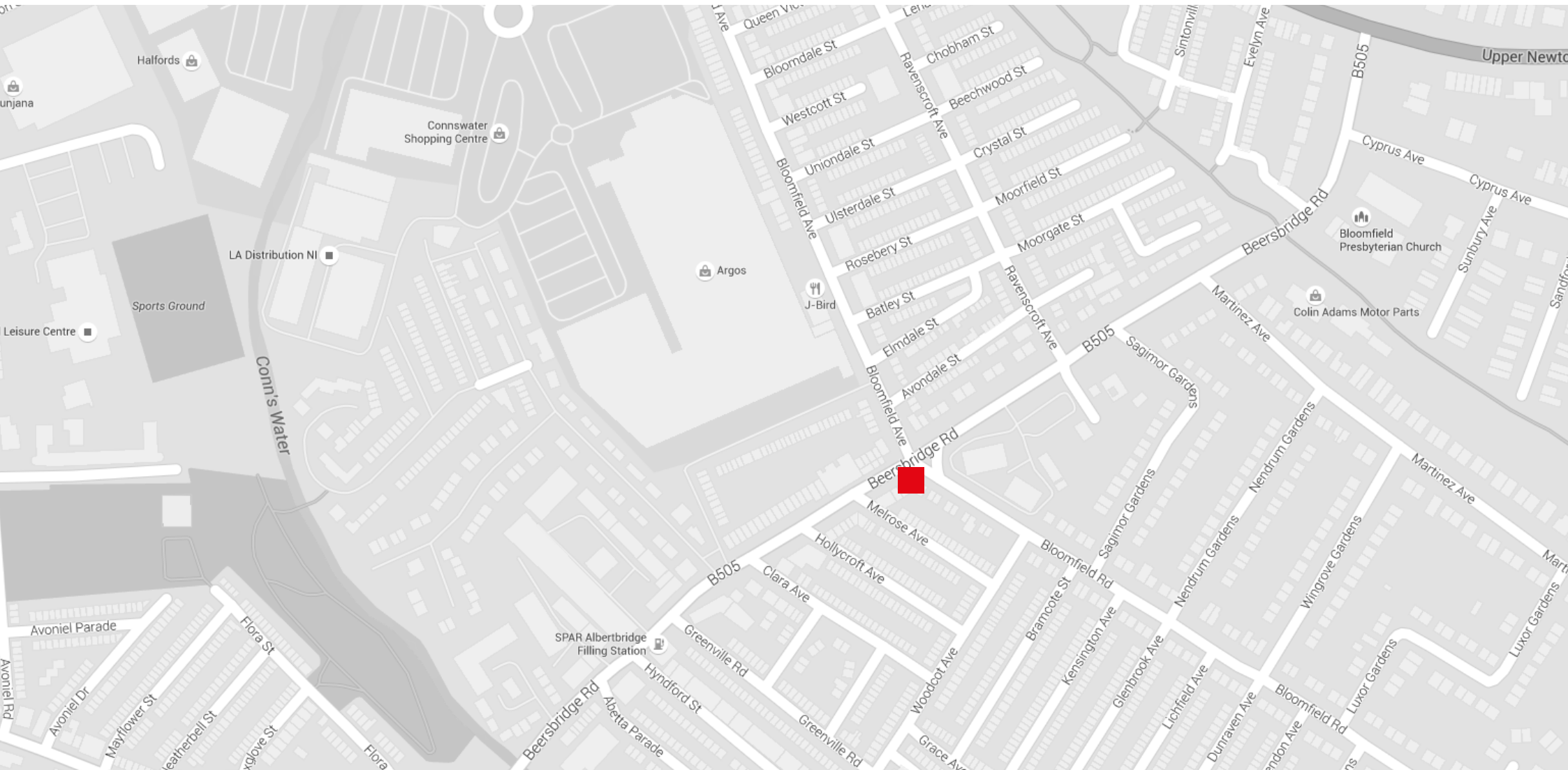
**Frazer Kidd**

T: 028 9023 3111

E: [mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)

## 381 BEERSBRIDGE ROAD BELFAST BT5 5DT

---







# FRAZER KIDD

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)

## EPC

<b>Energy performance certificate (EPC)</b>					
<hr/>					
<hr/>					
<table><tr><td>10, DEVEREUX ROAD BT1 2BT BELFAST</td><td>Energy rating <b>C</b></td></tr><tr><td>Total valid 14 October 2026</td><td>Certificate number 0100 8007 2011 8014 8011</td></tr></table>		10, DEVEREUX ROAD BT1 2BT BELFAST	Energy rating <b>C</b>	Total valid 14 October 2026	Certificate number 0100 8007 2011 8014 8011
10, DEVEREUX ROAD BT1 2BT BELFAST	Energy rating <b>C</b>				
Total valid 14 October 2026	Certificate number 0100 8007 2011 8014 8011				
<hr/>					
Property type A1/A2 Retail and Financial/Professional services					
<hr/>					
Total floor area 141 square metres					
<hr/>					
Energy efficiency rating for this property The property's current energy rating is C.					

**Disclaimer**

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (lii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.