

EXTREMELY PROMINENT COMMERCIAL PREMISES

381 BEERSBRIDGE ROAD BELFAST BT5 5DT



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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.

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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.

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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
Total:	135.90	1,463

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

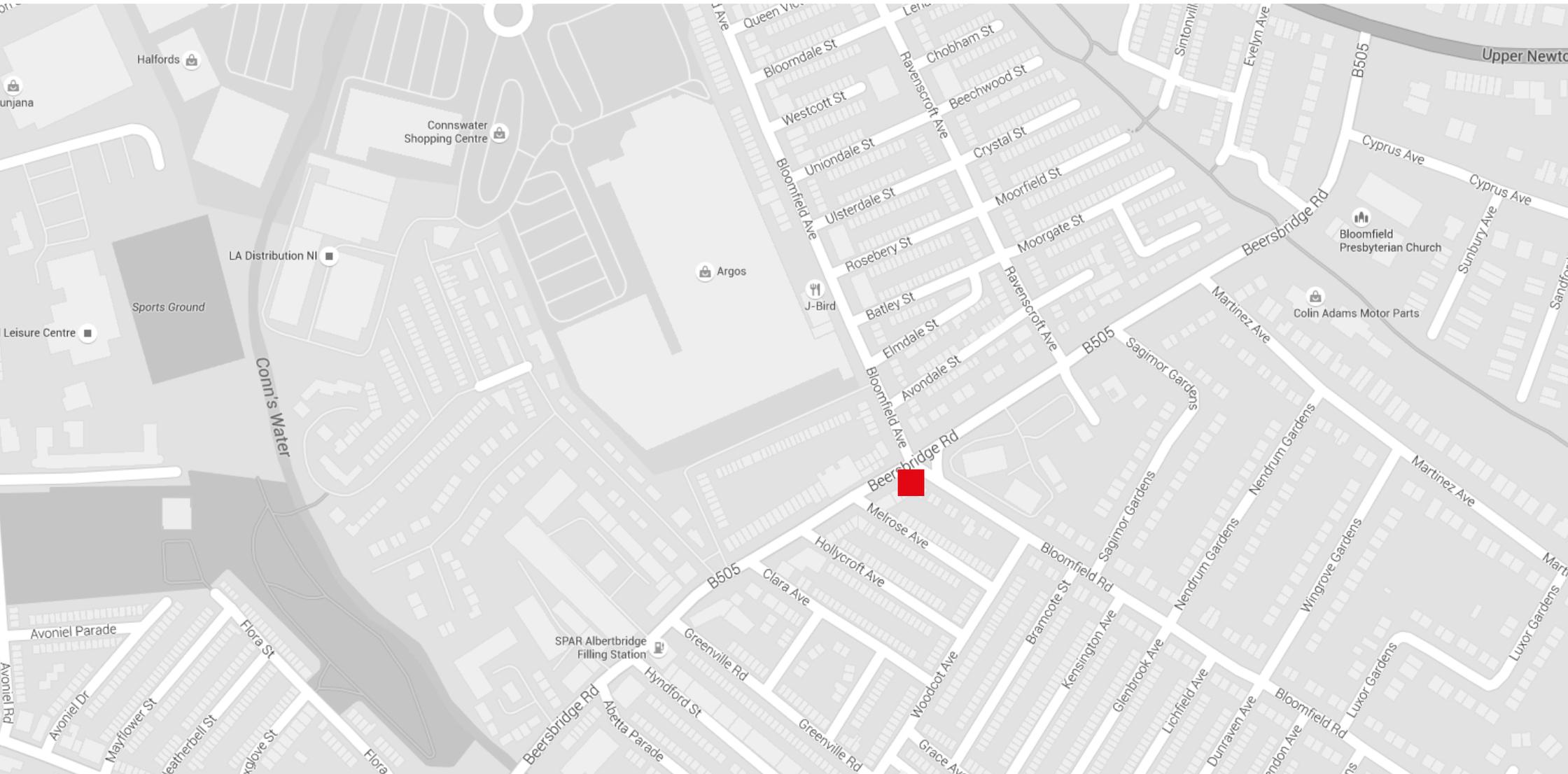
Strictly by appointment with the sole letting agents-

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EPC

Energy performance certificate (EPC)	
10, BELLEVUE ROAD BT1 1PT BT1 1PT	
Energy rating C	
Valid until 14 October 2028	Certificate number 0390 6047 2021 6047 6011
Property type A1/A2 Retail and Financial/Professional services	
Total floor area 141 square metres	
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.