

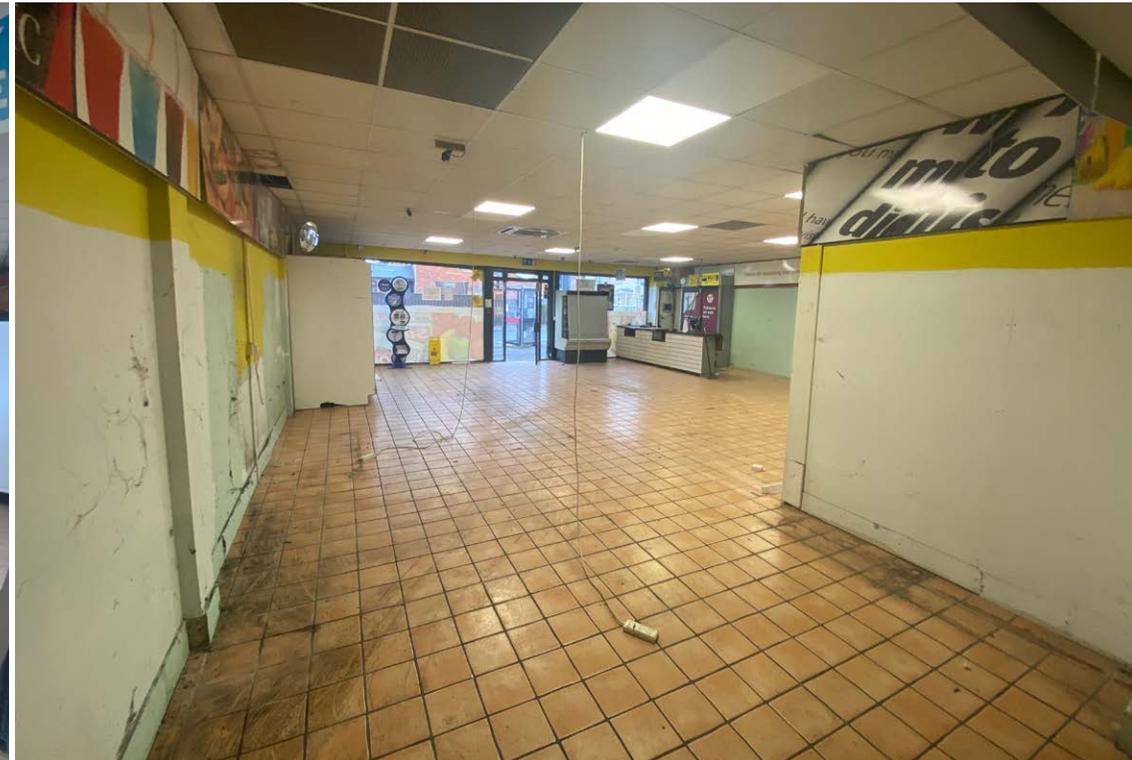
**TO LET BY WAY OF ASSIGNMENT/SUB-LEASE  
GROUND FLOOR RETAIL PREMISES**

218 - 220 TATES AVENUE, BELFAST BT12 6NB



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## Summary

- Former convenience store situated on Tates Avenue close to Boucher Road.
- Open plan floor layout extending to c. 1,346 Sq Ft with a double shop frontage.
- Potentially suitable for a variety of uses, subject to any required planning consents.
- Nearby occupiers include, Capitol Pizza, Beatties Fish & Chips, City Vets and a Spar PFS.

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## Location & Description

The property is located in South Belfast situated in a prominent location fronting onto Tates Avenue, within close proximity of the Boucher Road, benefitting from high volumes of passing vehicular traffic.

Potentially suitable for a variety of uses to include retail, food & drink or office, subject to any required planning consents.

The property comprises a spacious open plan former convenience store, benefitting from a highly visible double shop frontage with electrically operated roller shutters.

Internally the property comprises an open plan shop floor, storage room, kitchen, and toilet. Redecorating works are required throughout.

## Accommodation

The property has an approximate Gross Internal Area extending to 1,346 Sq Ft (125 Sq M).

## Lease and Rent Details

Lease: By Negotiation.  
Rent: £12,000 per annum.

## Insurance

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

## Rates

NAV: £8,150  
Rate in £ (2020-2021): 0.538166  
Rates Payable: £4,386 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: 0300200 7801).

## Management Fee

Tenant to be responsible for payment of 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





For further information please contact:

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