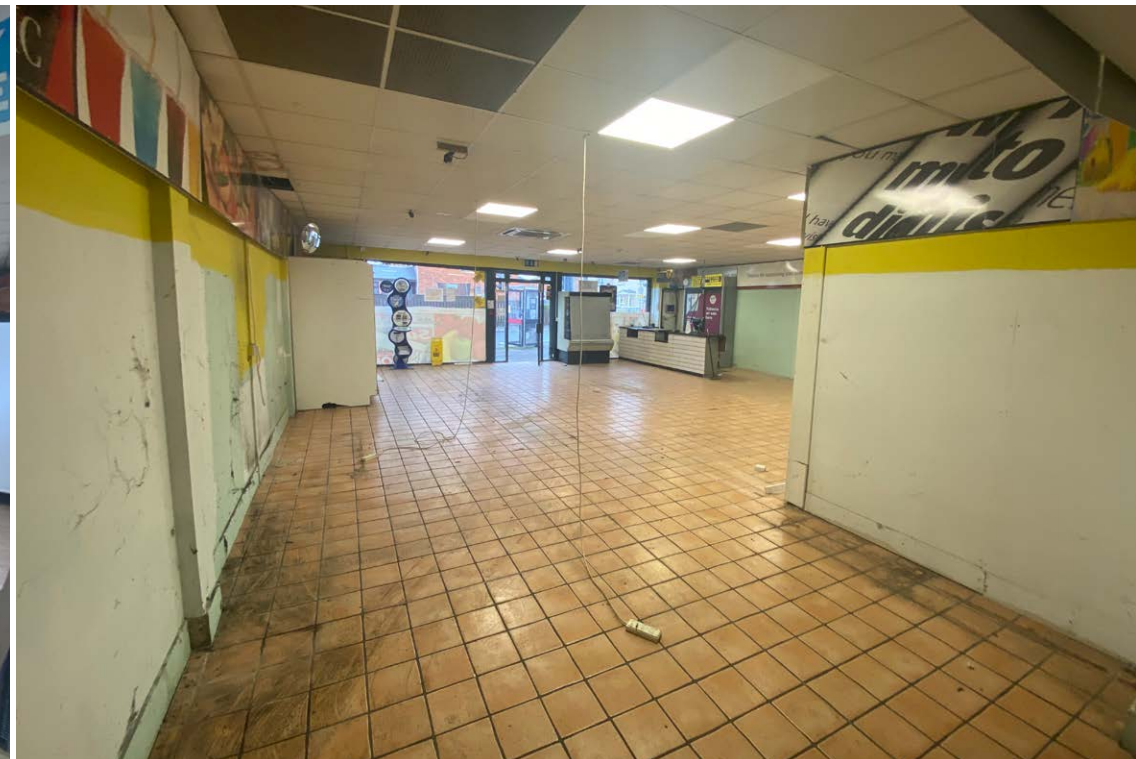




218 - 220 TATES AVENUE, BELFAST BT12 6NB



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.

218 - 220 TATES AVENUE, BELFAST BT12 6NB

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

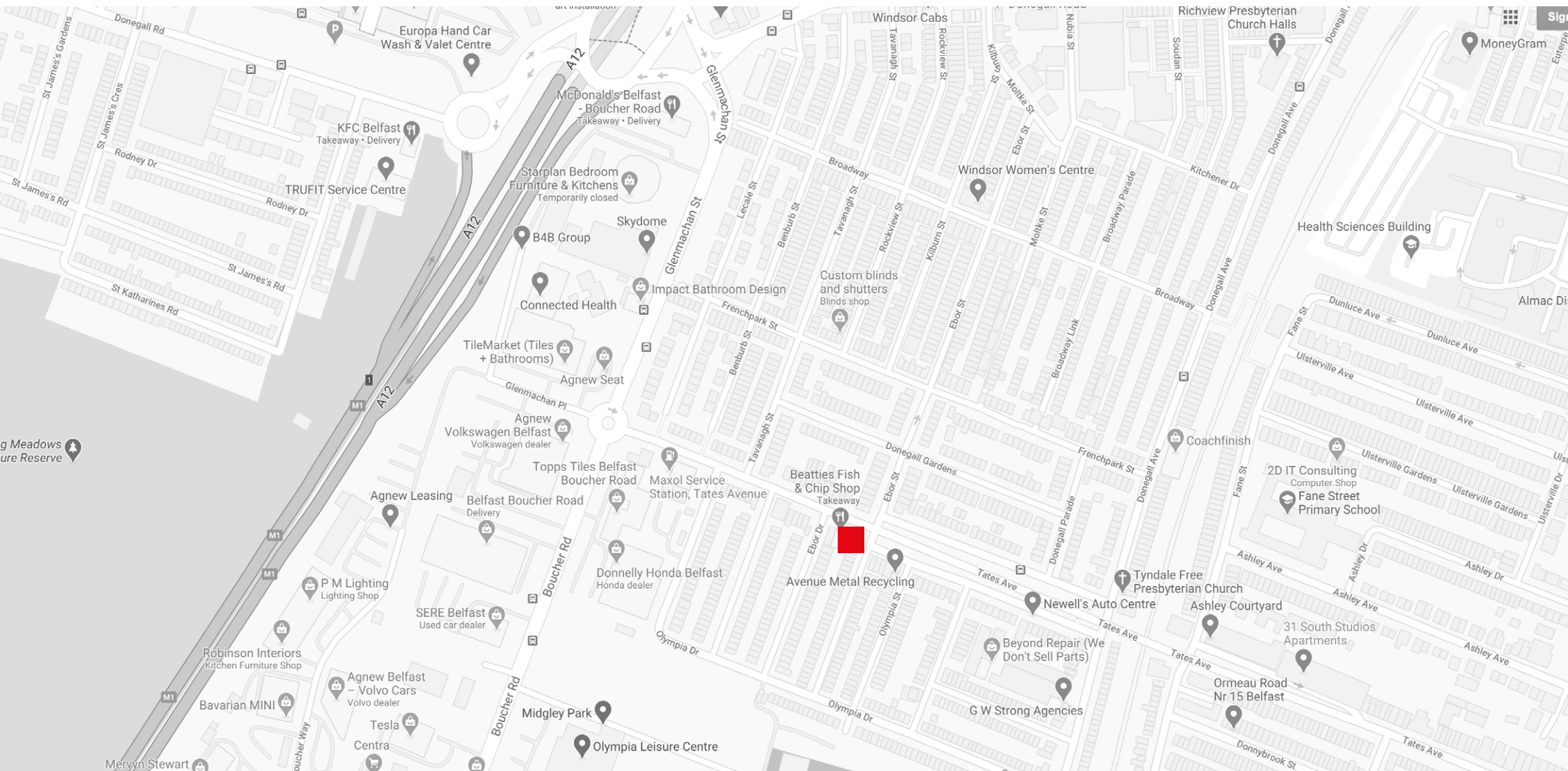
All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the Sole Letting Agents:

Frazer Kidd
T: 028 9023 3111
E: mail@frazerkidd.co.uk

218 - 220 TATES AVENUE, BELFAST BT12 6NB





For further information please contact:

Brian Kidd

M: 07885 739063

E: bkidd@frazerkidd.co.uk

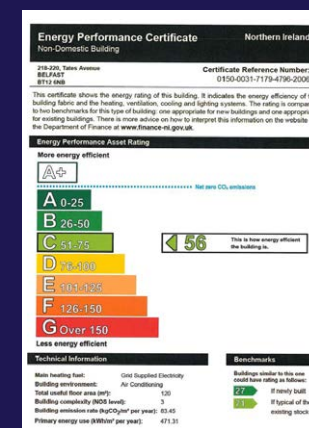
Neil Mellon

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EPC



Disclaimer

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