

TO LET - PROMINENT COMMERCIAL PREMISES

157 YORK ROAD, BELFAST BT15 3HB



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Summary

- Superb location fronting onto York Road directly opposite the Grove Wellbeing / Leisure Centre.
- High density residential housing situated within the immediate vicinity.
- Open plan premises, formerly occupied as a barber shop.
- Suitable for a variety of commercial / retail uses such as a hair & beauty salon, office accommodation, subject to any necessary planning consents.

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Location & Description

The subject property is located on the York Road at the corner which meets Arosa Road, approximately 1.5 miles due north of Belfast City Centre. The immediate vicinity is characterised by high density residential properties together with some retail, office & warehouse accommodation.

The property is situated opposite the Grove Wellbeing / Leisure Centre which provides a swimming pool, gym, café, indoor sports courts and a kid's soft play area etc.

The property comprises a ground floor commercial premises with an open plan shop floor with a covered rear yard area. The toilet facilities are shared with the 1st floor tenant.

Accommodation

We calculate the approximate Net Internal Area of the property to be as follows:

Ground Floor	23.22 sq m	250 sq ft
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Rent

£500 per month (£125 per week).

VAT

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

Service Charge

Tenant responsible for payment of a service charge to cover the Landlord's outgoings in connection with the building insurance, external repairs and agent's management fees.

Rates

NAV: £2,100

Rate in £ (2020-2021): 0.538166

Rates Payable: £1,130.15 per annum

Please note, this property should be eligible for a 25% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Viewing

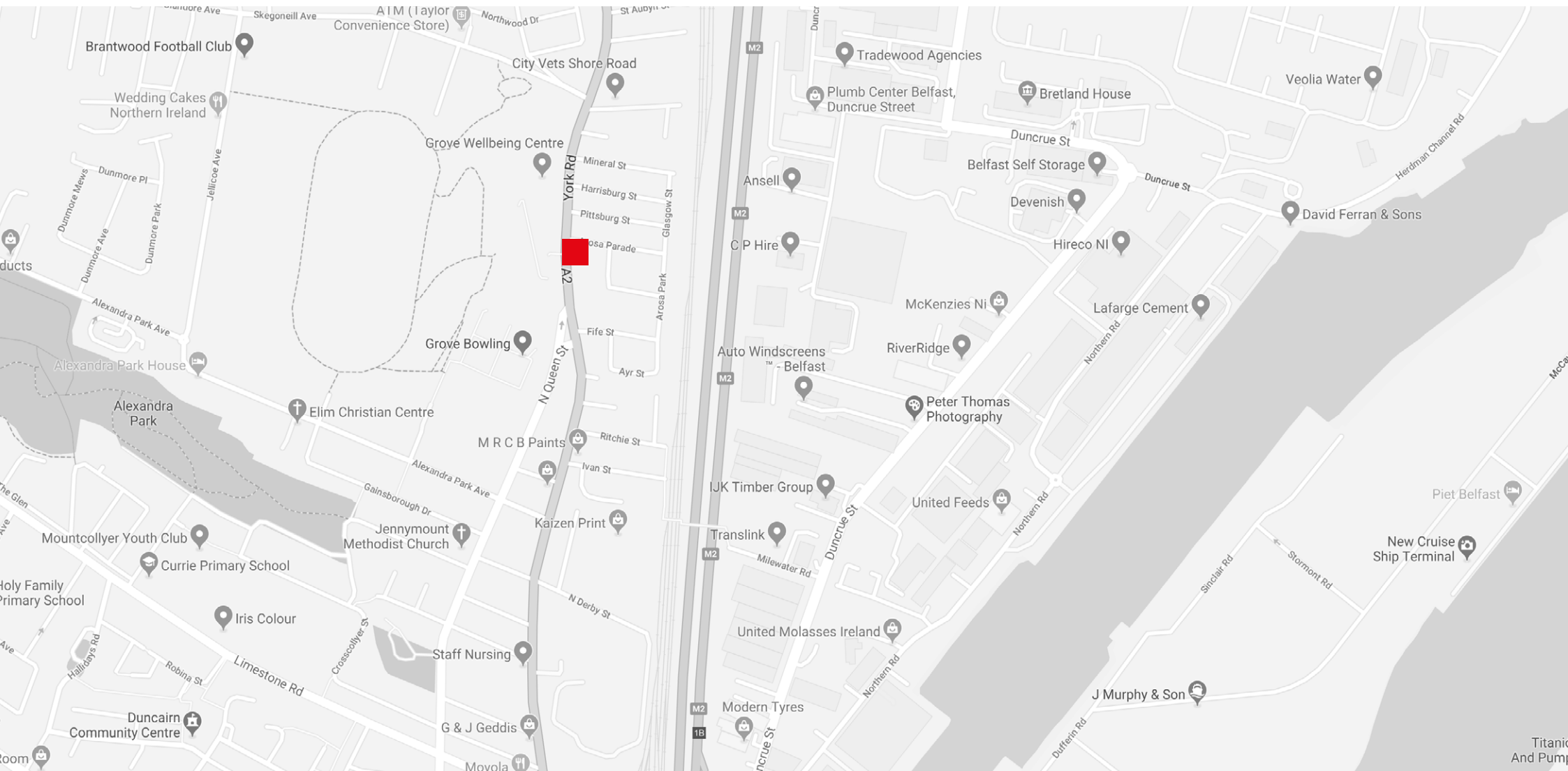
Strictly by appointment with the Sole Letting Agents:

Frazer Kidd

T: 028 9023 3111

E: mail@frazerkidd.co.uk

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Brian Kidd
M: 07885 739063
E: bkidd@frazerkidd.co.uk

Neil Mellon
M: 07957 388147
E: 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
W: www.frazerkidd.co.uk

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