



## SECOND FLOOR, 342 BEERSBRIDGE ROAD, BELFAST, BT5 5DY

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### Location

The property is situated close to the junction where Beersbridge Road meets Bloomfield Avenue and Bloomfield Road, close to Connswater Shopping Centre, and a short distance away from Ballyhackamore.

Nearby occupiers include Co-op, a Doctors' Surgery, Boots Chemist and Four Star Pizza.

### Description

The premises comprise of two private offices, together with bathroom facilities.

The premises have been refurbished to include re-painting and re-carpeting, and also benefit from gas fired central heating, uPVC double glazed windows, fluorescent strip lighting and an intercom system.

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### Accommodation

We calculate the approximate Net Internal Areas to be as follows:-

Second Floor		
Private Office 1:	14.94 sq m	(161 sq ft)
Private Office 2:	27.74 sq m	(299 sq ft)
<b>Total:</b>	<b>42.68 sq m</b>	<b>(459 sq ft)</b>

### Lease

Length of lease by negotiation.

### Rent

Second Floor: £2,800 per annum

### Repairs

Tenant to be responsible for interior repair and a proportion of exterior repair by way of Service Charge.

### Service Charge

Tenant to be responsible for the repayment to the landlord in respect of a proportionate part of the cost of the upkeep, maintenance, decoration and repair of the building of which the subject premises forms part.

### Rates

#### Second Floor

NAV: £2,300  
Rate in £ (2021-2022): 0.543147  
Rates Payable: £1,249 per annum approx.

These properties should be eligible for a 20% reduction in rates payable due to the Small Business Rates Relief Scheme, however we recommend that you verify this with Land & Property Services (Tel: 0300 200 7801).

### VAT

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

### Viewing

Strictly by appointment with the sole letting agents-

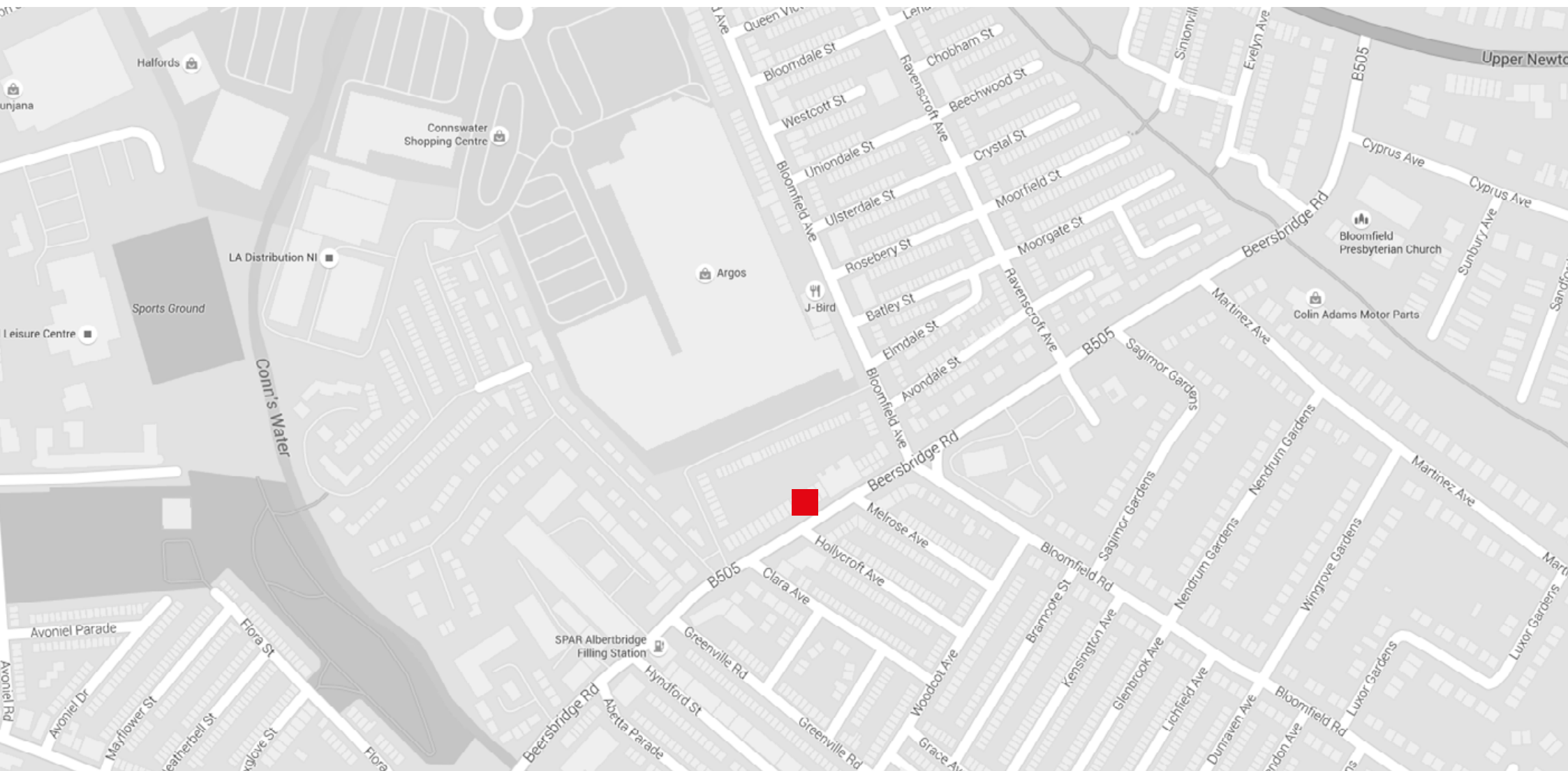
#### Frazer Kidd

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## EPC



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