

# TO LET - PROMINENT RETAIL PREMISES

42 CASTLEREAGH STREET, BELFAST BT5 4NH



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# **Summary**

- Located on Castlereagh Street, one of Belfast's main arterial routes.
  - Situated within close proximity to Belfast city centre.
- Suitable for a variety of potential uses, subject to any statutory planning consents.



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Location

Located on Castlereagh Street, this property is ideally situated a short distance from Belfast City centre benefitting from significant passing traffic as well as sitting alongside a densely populated residential area.

The property features an electric roller shutter door, aluminium shopfront, a sales area with a suspended ceiling incorporating LED lighting, a modern fitted kitchen, toilet facilities and a rear enclosed yard.

### Accomodation

The property comprises of the following approximate areas -

Sales	28.48 sq m	(264 sq ft)
Kitchen	5.99 sq m	(64 sq ft)

WC/WHB

# **Service Charge**

Tenant to be responsible for the payment of a Service Charge in connection with the proportion of the upkeep, maintenance and decoration of the development of which the subject premises forms part, to include a proportion of the building insurance and agents' management Fees, which are calculated at 5% plus VAT of the annual rent payable.

#### Rent

Offers invited in the region of £5,000 per annum.

### Lease

Length of lease by negotiation.

#### Rates

We understand that the rates payable are in the region of £1,357 per annum. Enquiring parties however should make their own enquiries with LPS.

### **VAT**

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

# Viewing

Strictly by appointment with the Sole Letting Agents:

#### Frazer Kidd

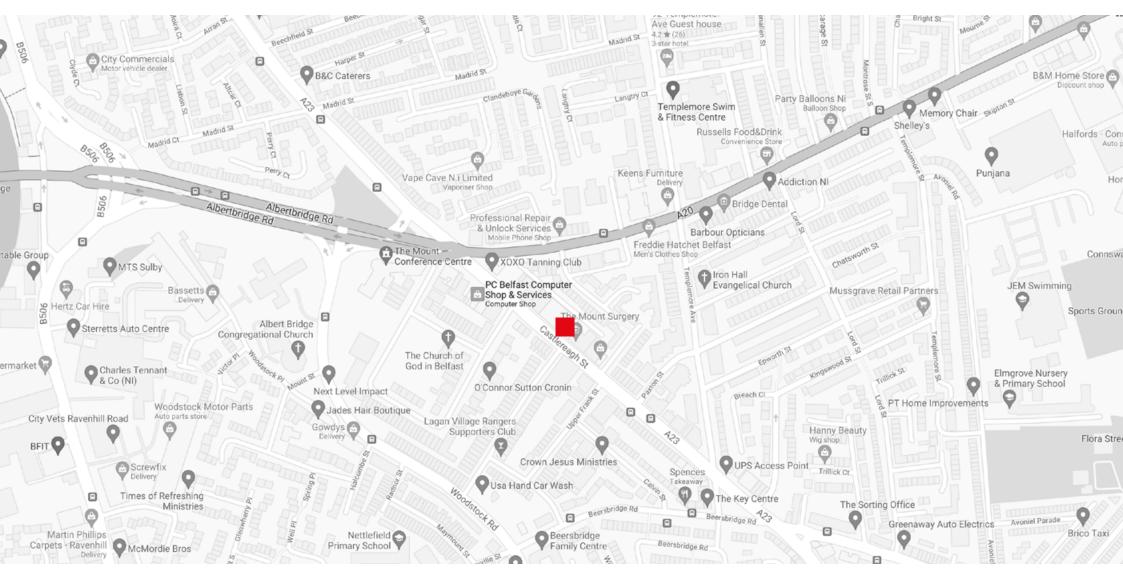
T: 028 9023 3111

E: mail@frazerkidd.co.uk



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#### For further information please contact:

#### **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

### **EPC**



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