

**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.

## Accommodation

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**

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## EPC



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