

TO LET - PROMINENT RETAIL PREMISES

272 CASTLEREAGH ROAD, BELFAST BT5 5FZ



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Summary

- A corner unit benefiting from a high level of passing vehicular traffic.
- Castlereagh Road is regarded as one of the major arterial routes in and out of Belfast.
- A very densely populated residential area.

Location & Description

Fronting the Castlereagh Road, this commercial property is a 5-minute drive from Belfast City Centre and benefits from a high level of passing vehicular traffic. Nearby occupiers include Winemark, Boston Chinese Takeaway, Robert Laurance Hairdressing, etc.

Finishes include plastered and painted walls, wooden laminate flooring and recessed lighting.

Accommodation

The premises have a total approximate total net internal area of 58.51 sq m (630 sq ft).

Rent

Offers invited in the region of £12,000 per annum.

Lease

Length of lease by negotiation.

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.

Rates

NAV: £7,800

Rate in £ (2021-2022): 0.543147

Rates Payable: £4,236.54 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 you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

VAT

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

Viewing

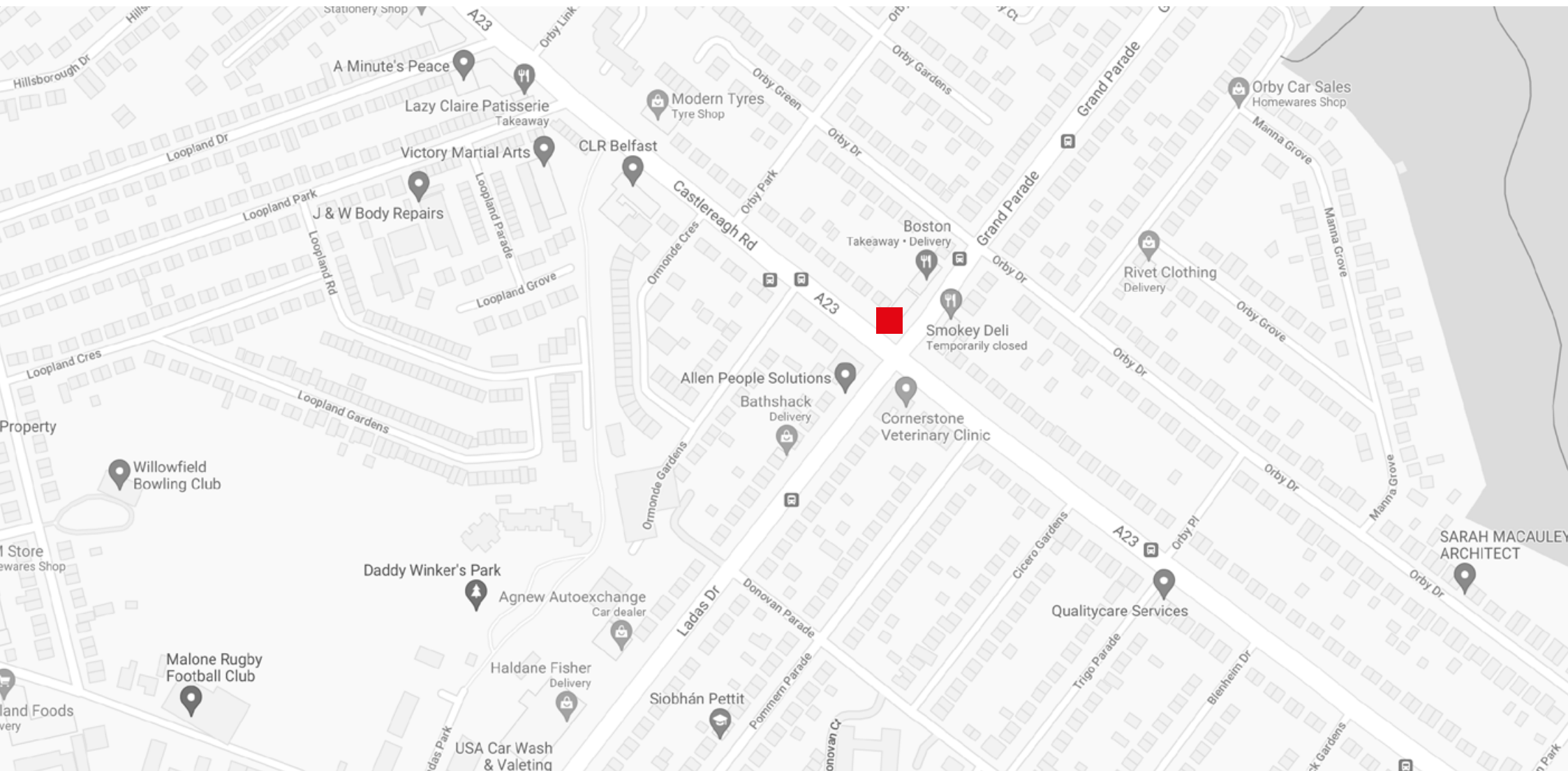
Strictly by appointment with the Sole Letting Agents:

Frazer Kidd

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