



## 2D MOUNT MERRION AVENUE BELFAST BT6 0FR

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### Location

The property occupies a prime position close to the junction of Mount Merrion Avenue and Rosetta Road. Surrounding occupiers include a pharmacy, electrical shop and a builders suppliers.

### Description

The premises comprises of two occupied first floor office suites and one ground floor office suite available for occupation from the 1st of November. The office is potentially suitable for a variety of professional uses.

### Accommodation

The property provides for the following approximate gross internal areas:-

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#### Ground Floor

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Office 1	273 sq ft	(25.34 sq m)	£2,500 per annum
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### Lease

By negotiation.

### Rent

Change to £2,500 for only available first floor office.

### Repairs

Tenant to be responsible for interior repairs and a proportion of exterior repaid by S/C.

### Service Charge

The tenant to be responsible for the payment of a service charge in relation to landlord's outgoings to include building insurance premium, upkeep and maintenance of any common areas and agent's management fees. Agent's management fees are calculated at 5% plus VAT of the annual rent payable.

### VAT

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

### Rates

NAV: £1,950.00

Rate in £ (2021-2022): 0.543147

Rates Payable: £1,059.14 per annum approx

Both of these properties should be eligible for the Small Business Rates Relief Scheme, which would result in a 20% reduction in rates payable. We recommend, however, that you verify this directly with Land & Property Services (0300 200 7801).

### EPC

F131

### Viewing

Strictly by appointment with the Sole Letting Agents:

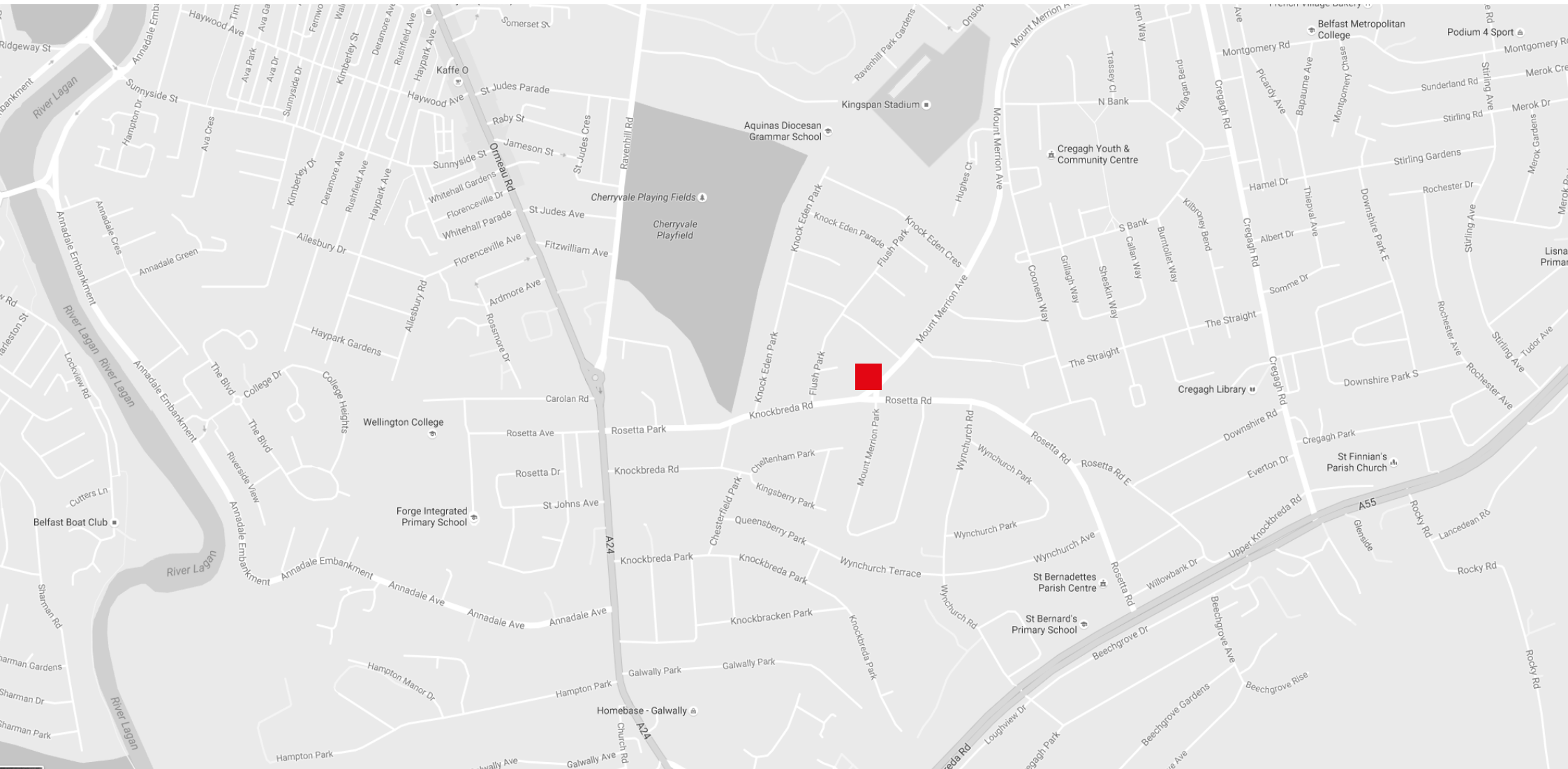
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# FRAZER KIDD

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## EPC



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