

■ ■ ■ ■ ■ ■ ■ ■
**FRAZER
KIDD**

TO LET - GROUND FLOOR SHOP PREMISES

101 CREGAGH ROAD, BELFAST, BT6 8PY

nts
Business

101A

101 CREGAGH ROAD, BELFAST, BT6 8PY



Summary

- Prominent commercial premises fronting onto the bustling Cregagh Road.
 - Situated directly opposite B&M Bargains.
 - Spacious open plan layout extending to c.375 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.
 - Surrounding occupiers include B&M Bargains, Iceland, Wyse Byse, Kaffe O and a range of independent retailers.

101 CREGAGH ROAD, BELFAST, BT6 8PY

Location & Description

The subject property is situated on a popular part of the Cregagh Road, directly opposite B & M Bargains, and situated close to other well-known retailers such as Iceland, Wyse-Byse and Kaffe O.

The property comprises an open plan shop floor with rear storage area and is fitted to include an electrically operated roller shutter and suspended ceiling with spotlights.

The Creagh road is populated with an excellent mix of independent retailers, with neighbouring businesses including a Butchers, Hairdressing Salon, Hearing Clinic, an Eastern European Food store, a café, and various other retailers.

Accommodation

The approximate Net Internal Areas are as follows:

Description	Sq M	Sq Ft
Sales Area	22.88	246
Store	11.98	129
Total Area:	34.84	375

Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £6,000 per annum.

Rates

NAV: £5,400

Non-Domestic Rate in £ (21-22): 0.543147

Rates Payable: £2,933 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Service Charge

The tenant will be responsible for payment of a service charge to cover the Landlord's outgoings to include, external repairs, building insurance premium and agent's management fees, calculated at 5% plus VAT of the annual rent payable.

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

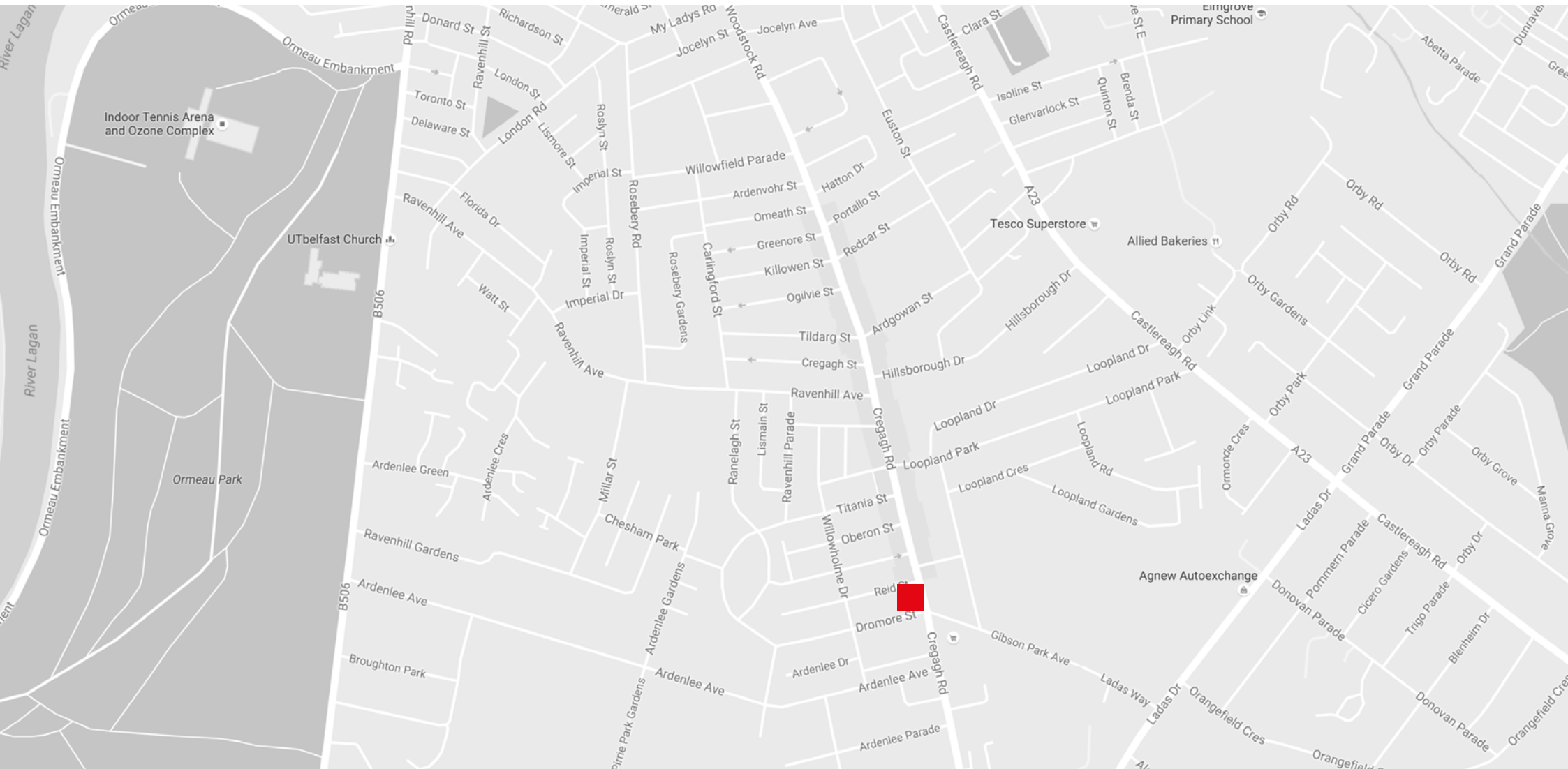
E: mail@frazerkidd.co.uk

101 CREGAGH ROAD, BELFAST, BT6 8PY

Surrounding Occupiers



101 CREGAGH ROAD, BELFAST, BT6 8PY





Brian Kidd
M: 07885 739063
E: bkidd@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



Disclaimer
Frazier Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazier Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.