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**FRAZER
KIDD**

TO LET - GROUND FLOOR SHOP PREMISES

5 ANTRIM ROAD, BELFAST, BT15 2BE

h to go...

Deli and Milkshake Bar

WiFi

Thyme

Specialist Deli
Fresh Sandwiches
Pies
Burgers
Hot Food
Sausage & Eggs
Soft Drinks
Milk Shakes
Smoothies
Ice Cream
600 on the Park Road
BT15 2BE

Mon - Fri 7.30am - 4pm
Sat Sun 2.30pm - 5.30pm

PodsMods

SATELLITE - AERIAL - CCTV - ALARMS T: 90 312 312



5 ANTRIM ROAD, BELFAST, BT15 2BE



Summary

- Prominent location situated close to Carlisle Circus on the busy Antrim Road.
 - Ground floor shop premises extending to c. 443 sq ft.
 - Surrounding occupiers include Thyme Sandwich Bar, Spar, Subway and St Malachy's College.
- Suitable for a variety of retail uses, subject to any statutory planning consents.

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Location

The subject property is located on the Antrim Road in North Belfast, occupying a highly accessible location only a short drive from Belfast City Centre and the Westlink, which provides ease of access to the M1, M2 and the wider motorway network.

Surrounding occupiers include Thyme Sandwich Bar, Spar, Subway and St Malachy's College.

Description

The property comprises a spacious open plan ground floor retail premises with a store, toilet facilities and a small kitchen to the rear of the building. The property is finished to include plastered and painted walls, tiled flooring throughout, exposed ceiling with florescent lighting and an electric roller shutter door.

Accommodation

We calculate the approximate Net Internal Areas to be as follows-

Description	Sq. M	Sq. Ft
Sales Area	8.49	307
Store	7.69	83
Kitchen	4.91	53
Total approximate Area	41.09	443

Rent

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

Rates

NAV: £3,900

Rate in £ (2022-2023): 0.551045

Rates Payable: £2,149.08 per annum

*This property should be eligible for a 25% 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).

Repairs

Tenant responsible for interior repairs and exterior repairs by way of a service charge.

Service Charge

Tenant responsible for payment of a service charge in relation to a proportion of the landlord's costs in respect of external repairs, insurance and agent's management fees calculated at 5% + VAT of the annual rent.

VAT

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

Viewing

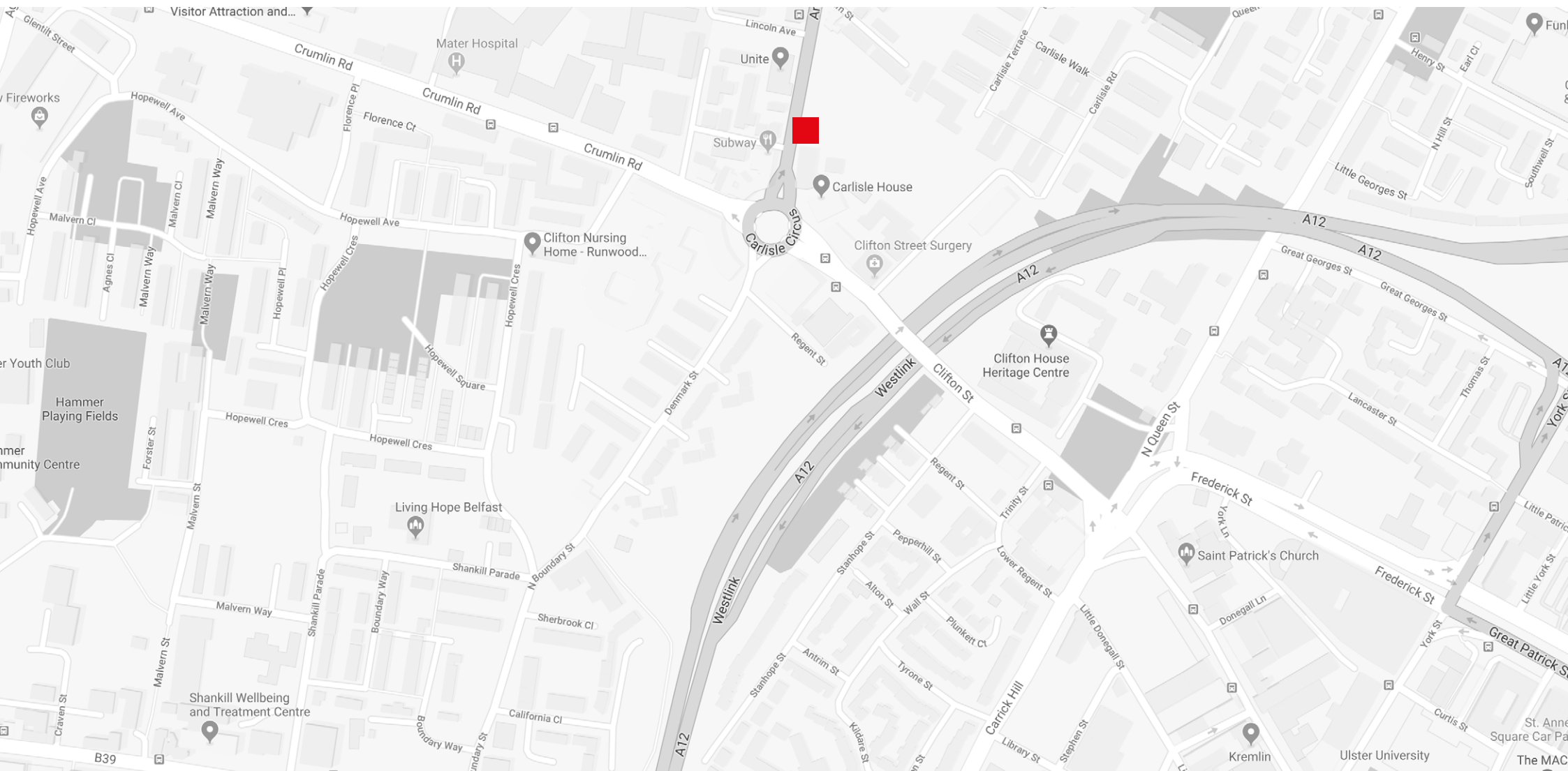
Strictly by appointment with the Sole Letting Agents:

Frazer Kidd

T: 028 9023 3111

E: mail@frazerkidd.co.uk

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Disclaimer

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EPC

