



## To Let Retail Premises

74 Cregagh Road, Belfast, BT6 9EQ

  
**FRAZER  
KIDD**

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## Summary

- Prominent commercial premises fronting onto the bustling Cregagh Road.
- Situated within a busy retail parade and densely populated residential area.
- Spacious retail shop and rear storage with roller shutter access.
- The premises is finished to a good standard extending to c.840 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.
- The premises also benefit from car parking.

## Location

The subject property is situated in a popular part of the Cregagh Road adjacent to B&M Bargains and Iceland. Other nearby retailers include Boots, Kaffe O and Wyse-Byse.

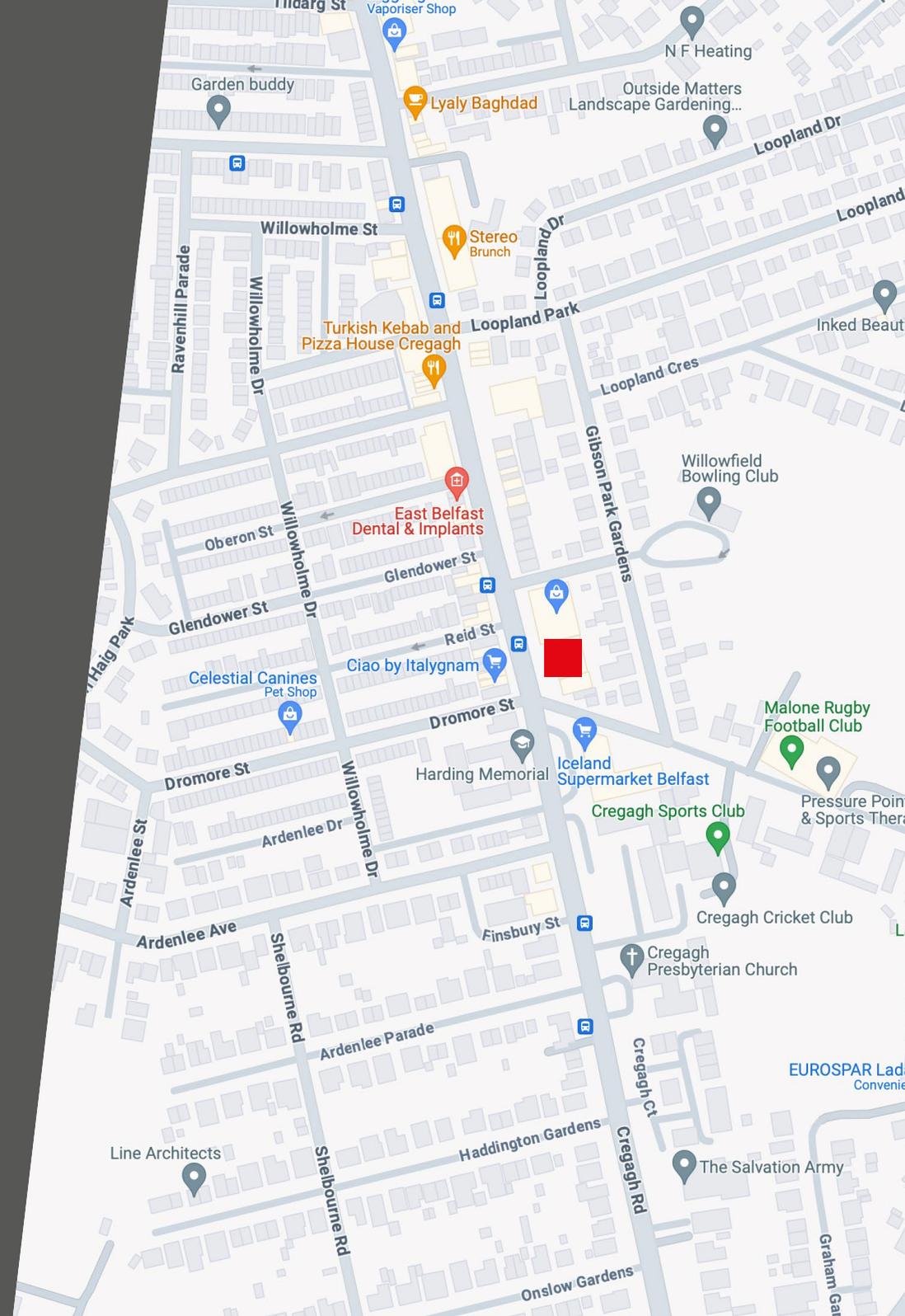
The Cregagh Road is a busy arterial route leading in and out of Belfast and as such the property benefits from a high volume of passing traffic.

## Description

The property comprises of an open retail/sales space with rear storage, cleaners store, kitchenette and WC.

The property has a highly visible glazed shop frontage with an electric roller shutter door and gas central heating.

The property is located in an area with an excellent retail mix to include a Butcher, a Hairdressing Salon, an Eastern European Food store, a café and various other independent retailers.



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## Accommodation

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

Description	Sq. M	Sq. Ft
Sales Area:	54	581
Storage	22.99	247
Cleaners Store	1.01	11
W/Cs		
<b>Total Approximate Net Internal Area</b>	<b>78</b>	<b>840</b>

## Rates

NAV: £11,200

Non-Domestic Rate in £ (23/24): 0.572221

Rates Payable: £6,408.87 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).

## Lease

Length of lease by negotiation.

## Rent

Inviting offers in the region of £11,500 per annum.

## Repair

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

## Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises form's part, to include building insurance and agents' management fees, which are calculated at 5% plus 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**

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

**Brian Kidd**  
07885 739063  
bkidd@frazerkidd.co.uk

**Neil Mellon**  
07957 388147  
nmellon@frazerkidd.co.uk

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## EPC

