



To Let Office Accommodation

2c Mount Merrion Avenue, Belfast, BT6 0FR


**FRAZER
KIDD**

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Summary

- Situated in a prime location fronting onto Mount Merrion Avenue.
- First floor office premises extending to approximately 121 sq.ft.
- Some neighbouring occupiers include Clear Pharmacy, MacBlair building merchants, The Sea Fry takeaway, Rosetta Travel and McDowell Electrical.

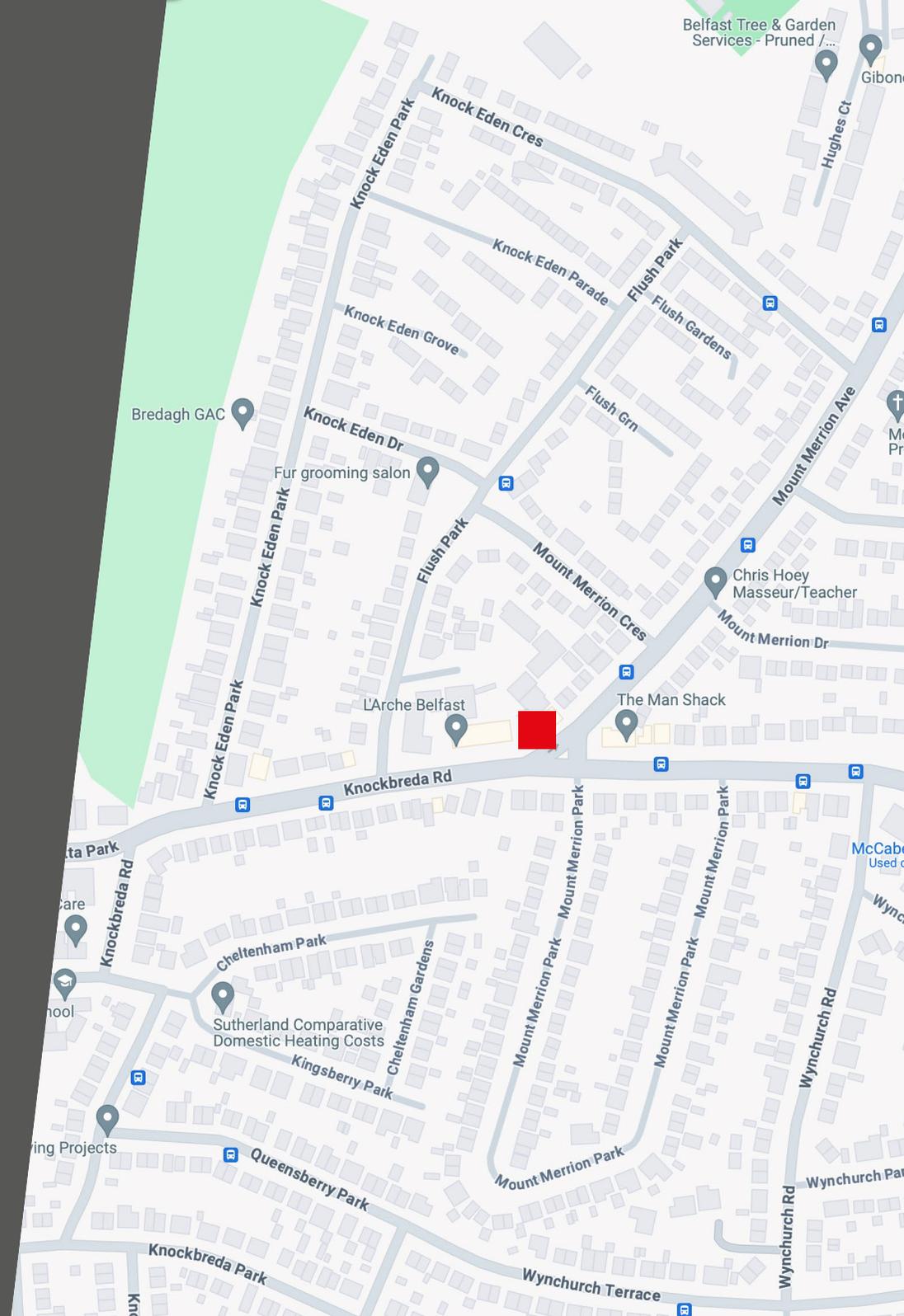
Location

Belfast is the capital and largest city of Northern Ireland, standing on the banks of the River Lagan on the east coast. It is the 10th-largest primary urban area in the United Kingdom and the second-largest city in Ireland.

The property occupies a prime position fronting onto Mount Merrion Avenue close to the junction of the Knockbreda Road. Some neighbouring occupiers include; Clear Pharmacy, MacBlair building merchants, The Sea Fry takeaway, Rosetta Travel and McDowell Electrical.

Description

The subject premises comprises an excellent office space which would be ideal for a professional use. The premises is fitted out to an excellent standard to include wooden flooring, plastered and painted walls.



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Accommodation

We calculate the approximate Net Internal Areas to be:

First Floor	11.24 Sq M	121 Sq Ft
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Rates

NAV: £840.00

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

Rates Payable: £480.67 per annum

Please note, this property should be eligible for a 50% 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 £1,750 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 forms part, to include building insurance and agents' management fees, which are calculated at 5% plus VAT of the annual rent.

Insurance

Tenant to be responsible for repayment of a proportion of the landlord's building insurance premium.

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





FRAZER KIDD

For further information please contact:

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EPC



Disclaimer

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