



# To Let Retail Premises

12 Cregagh Road, Belfast, BT6 9EP

## Summary

- Prominent commercial premises fronting onto Cregagh Road, East Belfast.
- Spacious 3-storey retail premises extending to c.1,566 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

## Location

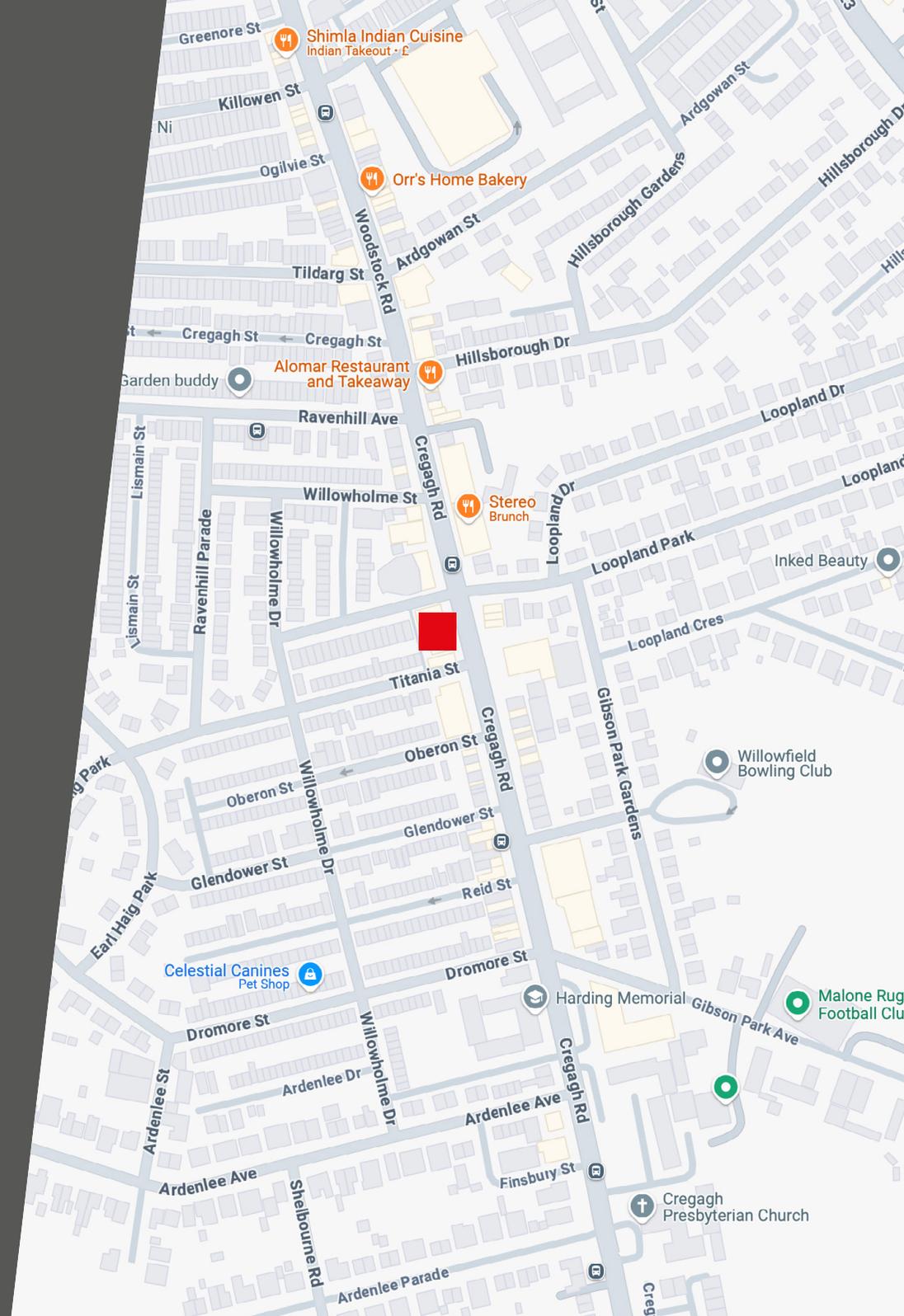
The subject premises occupies a prominent and convenient location on the Cregagh Road, benefitting from a high volume of passing traffic, situated approximately 1.5 miles East of Belfast City Centre.

The property is located at the junction of Titania Street and Cregagh Road. Neabry occupiers include Kaffe O, Wyse Bye, B&M Bargains and Co-op Food.

## Description

The property comprises a three storey commercial property. Comprising of an open plan ground floor sales area and upper floor office/storage facilities with wc located on the first floor.

The property benefits from an electric roller shutter door, glazed shop frontage.



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## Accommodation

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

| Floor            | Sq. M         | Sq. Ft       |
|------------------|---------------|--------------|
| Ground           | 66.58         | 717          |
| First            | 56.52         | 608          |
| Second           | 22.44         | 241          |
| <b>Total NIA</b> | <b>145.54</b> | <b>1,566</b> |

## Rates

NAV: £9,300

Non-Domestic Rate in £ (24/25): 0.599362

Rates Payable: £5,574.07 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 £12,500 per annum.

## Repair

Tenant responsible for interior repairs and exterior repairs..

## Building Insurance

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

## Management Fee

Tenant to be responsible for the payment of 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:

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

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## EPC

