



Not To Scale. For indicative purposes only.

To Let Retail/Office Premises

First Floor, 342-344 Beersbridge Road, Belfast, BT5 5DY



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Summary

- Prominent commercial premises fronting onto the Beersbridge Road.
- The property is suitable for a variety of uses, subject to planning.
- The premises is finished to a good standard extending to c.809 Sq Ft.
- Neighbouring occupiers include, Boots, Co-Op, Winemark, Circle K Express, Spar, Halt Café, and Audacity Coffee.

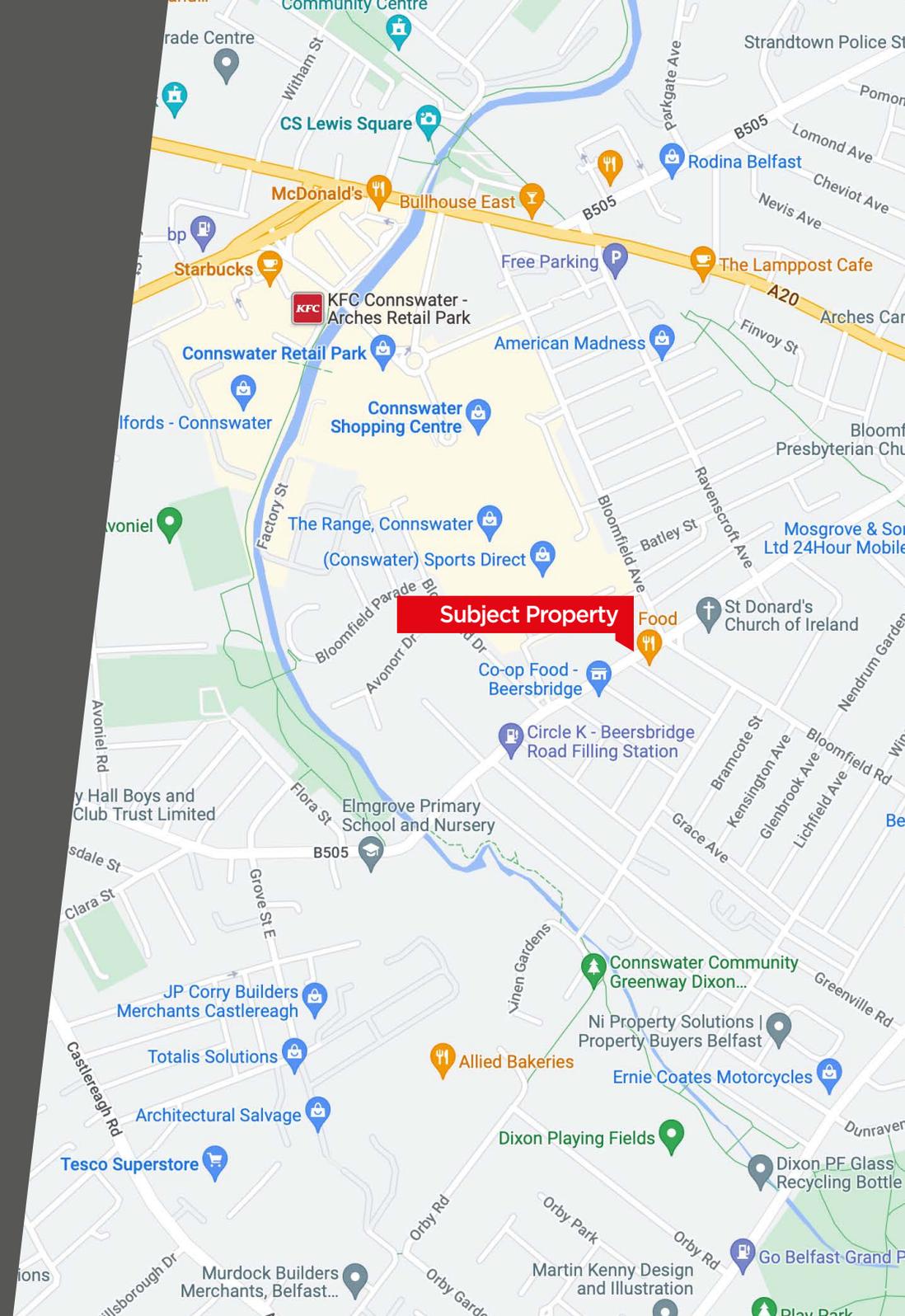
Location

The subject property is situated in a prominent location fronting on to the Beersbridge Road with the property bounded between Greenville Avenue and Bloomfield Avenue, in a parade which includes a mix of residential and commercial properties. To include a doctor's surgery and Boots, with a Co-Op convenience store situated on the opposite side of the road.

Description

The property is situated in a modern building, comprising of a first floor office suite which has been finished to a good standard to include oil heating, carpeted flooring, uPVC double glazed windows, fluorescent strip lighting and an intercom system.

The office is divided into three private offices all located of an open space suitable for additional office space/meeting space.



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Accommodation

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

Description	Sq.M	Sq.Ft
Office 1	17.66	190
Office 2	11.05	119
Office 3	9.68	105
Open plan reception area	36.70	395
Two W/Cs		
Total Approximate Net Internal Area	75.09	809

Rates

NAV: £5,600

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

Rates Payable: £3,356.43 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).

Rent

Inviting offers in the region of £5,200 per annum.

Lease

Length of lease by negotiation.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the exterior of the building of which the subject premises forms part and repayment of building insurance.

Management Fee

Tenant to be responsible for the payment of agent's 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:

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Disclaimer

Frazer 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 Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

EPC

Energy performance certificate (EPC)

101 Fitzwilliam Buildings Road
Belfast
BT5 5DT

Energy rating: **D**

Valid until: 6 October 2024

Certificate number: 101-0498-0055-2007-0401

Property type: B1 Offices and Workshop businesses

Total floor area: 83 square metres

Energy rating and score

This property's energy rating is **D**. Properties get a rating from **A+** (best) to **G** (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: **36 B**

If typical of the existing stock: **79 C**