



To Let Commercial Premises

2nd Floor, 179-187 Albertbridge Road, Belfast, BT5 4PS



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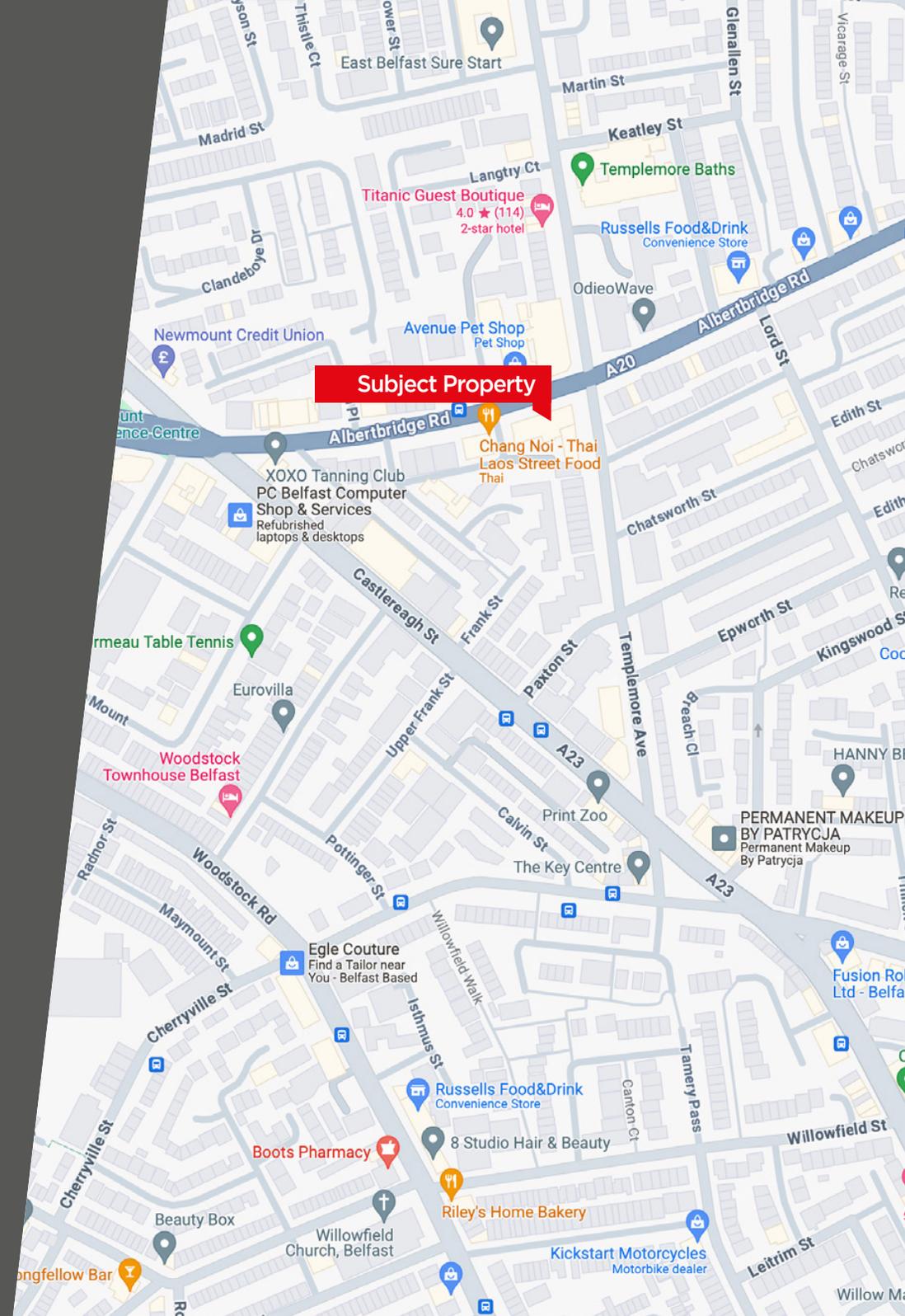
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Summary

- Situated fronting onto the Albertbridge Road, a short distance from Belfast city centre.
- Self-contained ground floor entrance with lift access to the office.
- Second Floor Commercial Suite comprises of c. 2,585 sq ft.
- The property benefits from on-site car parking and gas central heating.
- Suitable for a range of uses subject to any statutory planning consents.

Location

The property is located on the Albertbridge Road, at the junction with Templemore Avenue approximately 1.5 miles from Belfast city centre. The Albertbridge Road is one of the main arterial routes heading in and out of the city, benefitting from high levels of passing vehicular traffic. The property also benefits from secure on-site car parking and the Glider bus has a stop directly beside the front door of the building, providing ease of access for staff and visitors etc. Neighbouring occupiers include Keens Furniture Store, Gordons Chemist, Freddie Hatchet and Russells.



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Description

The property comprises a substantial and well fitted mixed-use commercial building, which includes a range of suites available to let in their entirety or separately. The second floor suite is accessed from a self-contained ground floor entrance with door intercom system, lift access to all floors, on-site car parking and gas central heating.

Accommodation

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

Description	Sq. M	Sq. Ft
Suite 4 (incl mezzanine)	75.8	816
Suite 6	164.3	1,769
W/Cs		
Total Approximate Net Internal Area	240	2,585

Rates

Suite 6

NAV: £8,279

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

Rates Payable: £4,703 per annum

Suite 4

NAV: £3,490

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

Rates Payable: £1,997 per annum

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).



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Lease

Length of lease by negotiation.

Rent

Suite 4 & 6 - £18,500 + VAT per annum.

Suites 4 & 6 are available to let together or separately.

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.

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





FRAZER KIDD

For further information please contact:

Brian Kidd

07885 739063

bkidd@frazerkidd.co.uk

Neil Mellon

07957 388147

nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

mail@frazerkidd.co.uk

frazerkidd.co.uk

EPC



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