

TO LET



**23 CREGAGH ROAD  
BELFAST  
BT6 8PX**

**OFFERS AROUND £99,950  
EPC Rating: D86**

NET INTERNAL AREA 156.94 m<sup>2</sup> (1687 ft<sup>2</sup>) Approx.

Extended three storey retail unit with upper floor office accommodation

Cregagh Road is a very busy thoroughfare on which the building enjoys a prominent position



**31 Donegall Street, Belfast, BT1 2FG**  
**Tel: 028 9032 5888**  
**www.macfarlanesmyth.com**

## **ACCOMMODATION**

Comprising ground floor retail with two floors of offices above. Premises have been extended in the past. Amounts to 765 ft<sup>2</sup> on the ground floor with the remaining 922 ft<sup>2</sup> upstairs.

### **Ground Floor**

#### **Retail**

51.59 m<sup>2</sup> (555 ft<sup>2</sup>) approx

#### **Office**

6.70 m<sup>2</sup> (72 ft<sup>2</sup>) approx

#### **Kitchen**

12.81 m<sup>2</sup> (138 ft<sup>2</sup>) approx

#### **TOILET**

WC and cloak area

### **First Floor**

#### **Office 1**

17.23 m<sup>2</sup> (185 ft<sup>2</sup>) approx

#### **WC & Store**

#### **Office 2**

16.82 m<sup>2</sup> (181 ft<sup>2</sup>) approx

#### **Office 3**

9.78 m<sup>2</sup> (105 ft<sup>2</sup>) approx

#### **Office 4**

15.95 m<sup>2</sup> (171 ft<sup>2</sup>) approx

### **Second Floor**

#### **Office 5**

9.81 m<sup>2</sup> (105 ft<sup>2</sup>) approx

#### **Office 6**

16.25 m<sup>2</sup> (175 ft<sup>2</sup>) approx

## **DETAILS**

### **NAV**

Online enquiries with Land and Property Services confirm that the NAV of the property is as follows;  
Travel Agency Offs Stores: £11,600

The rate in the £ 2017/2018 is 0.614135

Rates payable based on the above figures would be £7,123.97 approximately before any discounts are applied (see below)

A 20% discount is available on the above figure for the 2019/2020 tax year under the Small Business Rates Relief Scheme.

### **VAT**

Not applicable

### **SECURITY**

Shutter

### **VIEWING**

Strictly by appointment with Macfarlane & Smyth.  
For further details please contact Andrew Smyth or David Smyth.



## **AGENT'S NOTES**

Macfarlane & Smyth and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
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