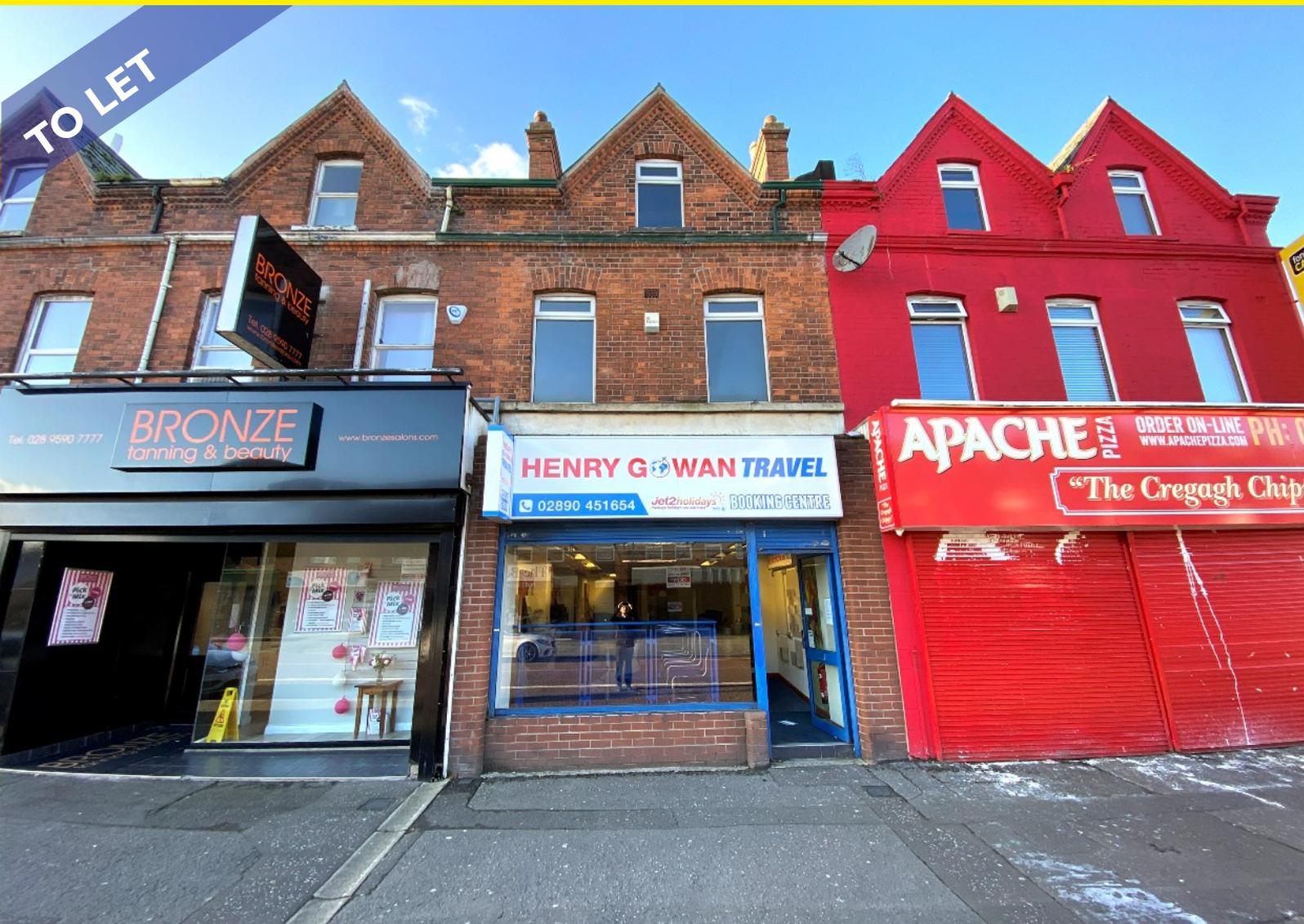


TO LET



**23 CREGAGH ROAD
BELFAST
BT6 8PX**

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

NET INTERNAL AREA 156.94 m² (1687 ft²) 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 ft² on the ground floor with the remaining 922 ft² upstairs.

Ground Floor

Retail

51.59 m² (555 ft²) approx

Office

6.70 m² (72 ft²) approx

Kitchen

12.81 m² (138 ft²) approx

TOILET

WC and cloak area

First Floor

Office 1

17.23 m² (185 ft²) approx

WC & Store

Office 2

16.82 m² (181 ft²) approx

Office 3

9.78 m² (105 ft²) approx

Office 4

15.95 m² (171 ft²) approx

Second Floor

Office 5

9.81 m² (105 ft²) approx

Office 6

16.25 m² (175 ft²) 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.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Macfarlane & Smyth have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. VAT may be payable on the purchase price and/or rent. Intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.
5. Macfarlane & Smyth will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.