

To Let

### Ground Floor Retail Building

186 Ravenhill Road, Belfast, BT6 8EE



#### Key Features:

- Highly prominent location fronting onto the Ravenhill Road, East Belfast.
- Refurbished to include full redecoration throughout and new flooring.
- Suitable for a variety of uses such as professional offices, chiropractor, physiotherapist, etc.

## LOCATION

The property is situated fronting onto the Ravenhill Road, cornering London Street. The Ravenhill Road is a busy arterial route which leads in and out of Belfast City Centre and benefits from high volumes of vehicular traffic and pedestrian footfall from the nearby densely-populated residential hinterland.

## DESCRIPTION

The property comprises a ground premises. The property is well presented and previously was occupied by a tattoo studio. The accommodation also benefits from electric roller shutter and gas central heating.

## ACCOMODATION

We calculate the approximate gross internal area to be approximately 325sq ft.

## LEASE

Rent: £100 per week

## RATES

NAV: £2,400

Non-Domestic Rate in £ (26/27): 0.665029

Rates Payable: £1,561 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).



## REPAIR

The tenant responsible for internal repairs and external repairs by way of service charge.

## BUILDING INSURANCE

Tenant responsible for repayment of the Landlords building insurance premium.

## 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

For further information please contact:

**Beth Brady**

0775924283

[bbrady@frazerkidd.co.uk](mailto:bbrady@frazerkidd.co.uk)

Anita McMahon

07777516653

[amcmahon@frazerkidd.co.uk](mailto:amcmahon@frazerkidd.co.uk)

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

028 9023 3111

[mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)

[frazerkidd.co.uk](http://frazerkidd.co.uk)

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