



To Let Prime Commercial Premises

15 Belmont Road, Belfast, BT4 2AA


**FRAZER
KIDD**

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Summary

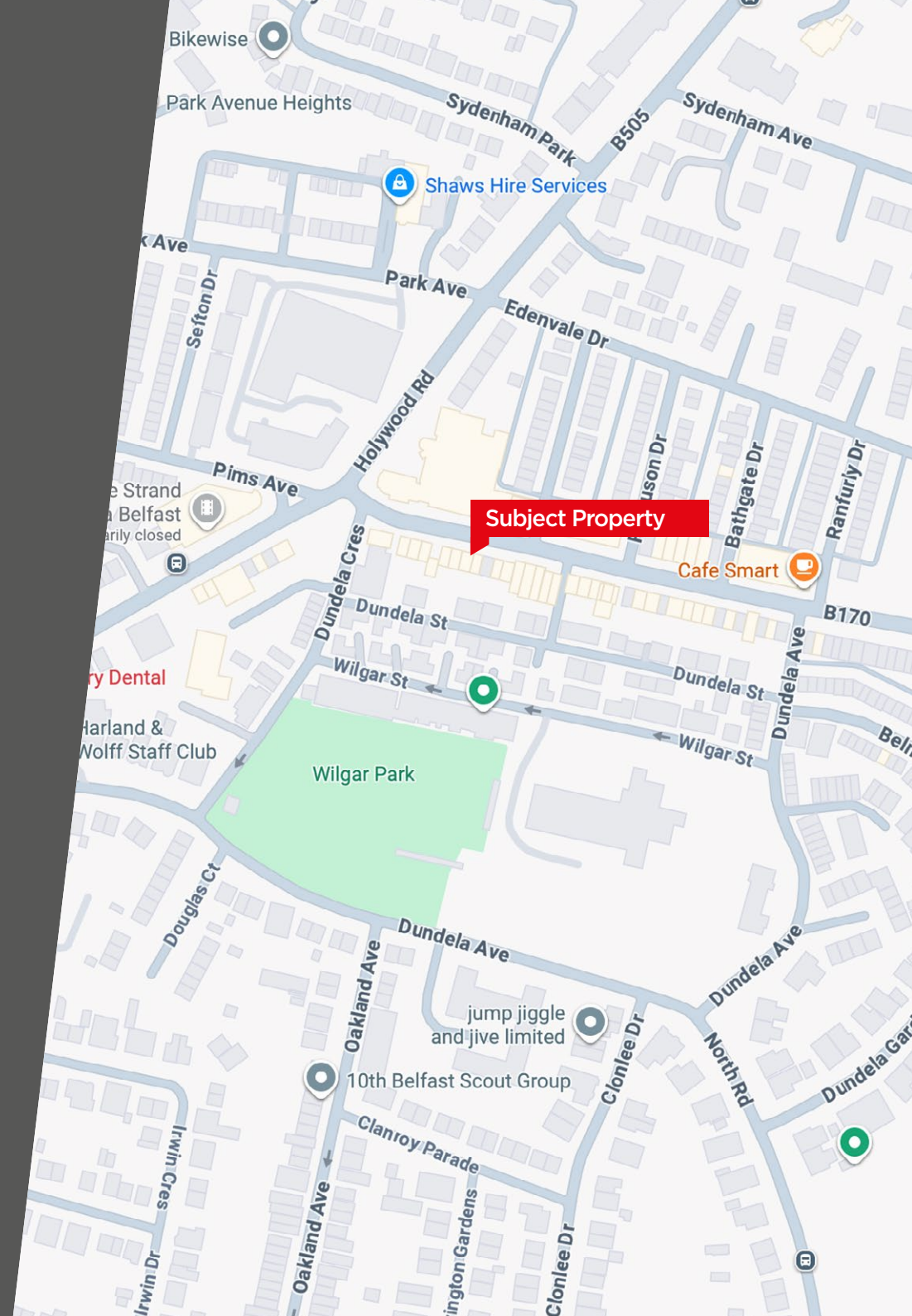
- Situated in a popular location fronting onto the Belmont Road.
- Existing equipment may be available by negotiation.
- The premises extending to c.929 Sq Ft over ground, 1st and 2nd floors.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

The property is located on the Belmont Road, one of East Belfast's most popular locations, benefiting from a high volume of both pedestrian and vehicular flow. Neighbouring occupiers include Pica, Oliver's, No.36, Pizza Hut, Caffé Nero and Smart Café.

Description

The property is configured on the ground floor comprising of front of house, kitchen and 2 preparation areas. Benefitting highly visible glazed shop frontage benefitting from electric roller shutter door, mains gas, wipe down walls, existing equipment may be available by negotiation. Storage on upper floors with male and female WC located on 1st floor.



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Accommodation

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

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Sales Area	24.7	266
	Prep Kitchen 1	8.3	89
	Prep Kitchen 2	6.5	70
	Store	6.23	67
1st Floor	Front room	29	312
	Male and Female WC		
2nd Floor		11.34	122
	W/Cs		
Total Approximate Net Internal Area		86.07	926

Rates

NAV: £8,550

Non-Domestic Rate in £ (26/27): 0.65029

Rates Payable: £5,560 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).

Lease

Length of lease by negotiation

Rent

Inviting offers in the region of £17,500 per annum.

Repair

Tenant responsible for interior repairs and exterior repairs.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with building insurance and agents' management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

All figures quoted are exclusive of VAT, we are aware the property is not elected for VAT.

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:

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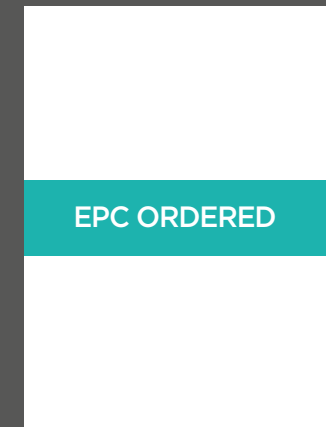
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EPC



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