

47-51 Hollywood Road, Belfast, BT4 3BA

To Let

Prominent retail premises extending to approximately 1,846 sq ft



Location

The subject premises occupies a prominent position on the Hollywood Road, Belfast. Hollywood Road is a main arterial road linking East Belfast to Belfast City Centre, which is approximately 2.2 miles to the west. The immediate surrounding area comprises of predominantly retail uses. Neighbouring occupiers include McLean Bookmakers, Tropical Tan, Boots and Russells.

Description

The subject premises comprises approx. 1,846 sq ft of retail accommodation. Internally, the premises is finished to a modern standard to include tiled flooring, plastered and painted walls, a 3 phase power supply, air-conditioning and WC facilities. Externally, the premises benefits from glazed frontage along with 2 no. new electric roller shutter doors.

Schedule of Accommodation

	Sq Ft	Sq M
Total	1,846	171.49

For Indicative Purposes Only

Lease Details

Term - By negotiation.
Rent - £18,750 per annum.
Insurance - Full repairing and insuring terms.

Energy Performance Certificate

The property benefits from an EPC rating of C70 and the Energy Performance Certificate is available upon request.





Rates

We have been advised by Land and Property Services of the following:-

NAV: - £17,800

Rate in £ 18/19: - £ 0.602803

Rates payable: - £10,730

Value Added Tax

If applicable, VAT will be payable in addition to the prices quoted.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert
Smith
Hampton**

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