

TO LET - NEWLY REFURBISHED OFFICE/RETAIL UNIT

66A AND 66B BALLYGOMARTIN ROAD BELFAST BT13 3NE

TO LET
**Retail
Unit**
c. 535 sq. ft.
■ ■ ■ ■ ■ ■ ■ ■ ■ ■
**FRAZER
KIDD**
028 9023 3111
www.frazierkidd.co.uk



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Location & Description

Situated off the A55 in North Belfast in close proximity to the Glencairn and Woodvale Recreational Parks. The subject property benefits from being situated in a densely populated area with a high flow of passing vehicular traffic

The property has been fully refurbished including a new kitchen and toilet, rewired electrics, replastered and painted.

Accommodation

We calculate the approximate New Internal Areas to be as follows:-

Sales Area	235 sq ft	21.83
Kitchen	88 sq ft	8.17
Store	212 sq ft	19.70
WC/WHB		
Total	535 sq ft	49.7 m sq

Rent

Offers invited in the region of £5,000 per annum.

Lease Term

Length of lease by negotiation.

Repairs

The tenant to be responsible for both internal and external repairs.

Management Fees

The tenant to be responsible for payment of agent's management fees, which shall be calculated at 5% of the annual rent.

Insurance

The tenant to repay the landlords building insurance premium.

EPC

D79.

Rates

NAV: £3,200

Rate in £ 2017/2018: 0.592681

Rates Payable: £1896 per annum approximately

*We have not been able to identify any rating information in relation to 243 Woodstock Road. We recommend that you verify this with Land & Property Services (Tel: 0300 200 7801).

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole letting agents-

Frazer Kidd

T: 028 9023 3111

E: mail@frazerkidd.co.uk



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