



To Let Prominent Commercial Premises

44 Belmont Road, Belfast, BT4 2AN

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**FRAZER
KIDD**

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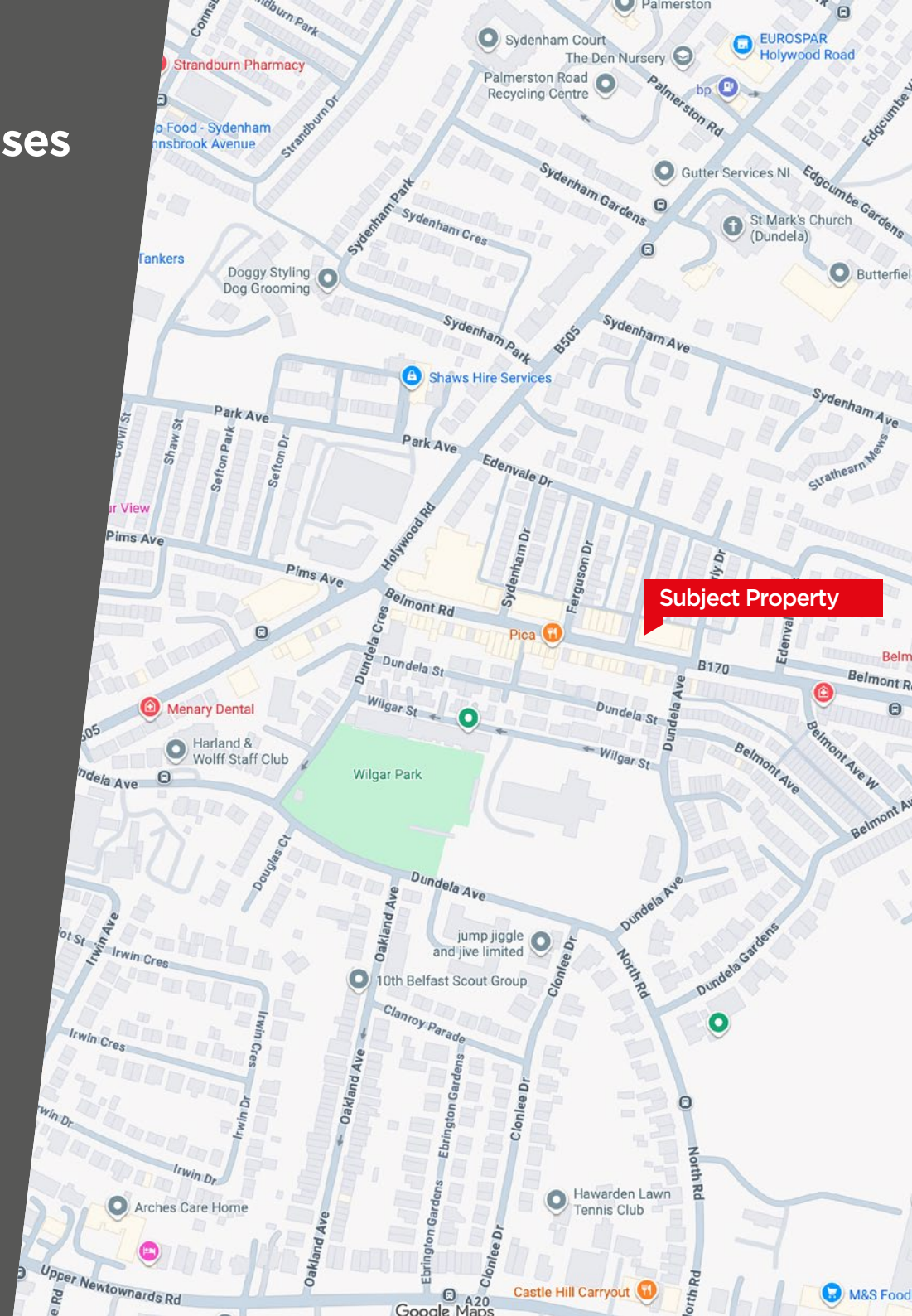
44 Belmont Road, Belfast, BT4 2AN

Summary

- Situated in a popular location fronting onto the Belmont Road.
- The ground floor premises extend to c.775 Sq Ft
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

The property is located on 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.



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Description

The property is configured on the ground floor, comprising front-of-house, kitchen, storage area and covered yard. Benefiting from a highly visible glazed shop frontage and electric roller shutters.

Accommodation

We calculate the approximate Net Internal Areas to be 775 sq ft (72 sq m)

Lease

Length of lease by negotiation.

Rates

NAV: £9,800

Rates Payable (26/27): £6,373 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).



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Rent

Inviting offers in the region of £14,000 per annum.

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part, to include 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, which may be payable.

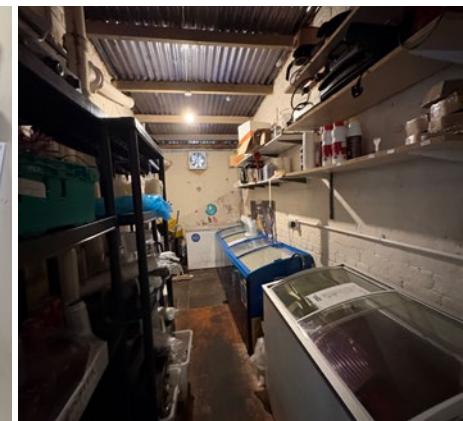
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

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Disclaimer

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