



**To Let Fully Refurbished Building, suitable for a variety of uses with Dedicated Onsite Parking**  
 8 Elmwood Avenue, Belfast, BT9 6AY



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## Summary

- Prominent commercial premises fronting onto Elmwood Avenue, South Belfast.
- On-site car parking for approximately 8 vehicles.
- The property has been extensively refurbished throughout.
- Accommodation comprises over four floors extending to c 1,959 sq ft.
- Suitable for a variety of occupiers, including medical and healthcare practitioners, professional services, or other office-based users, subject to any statutory planning consents

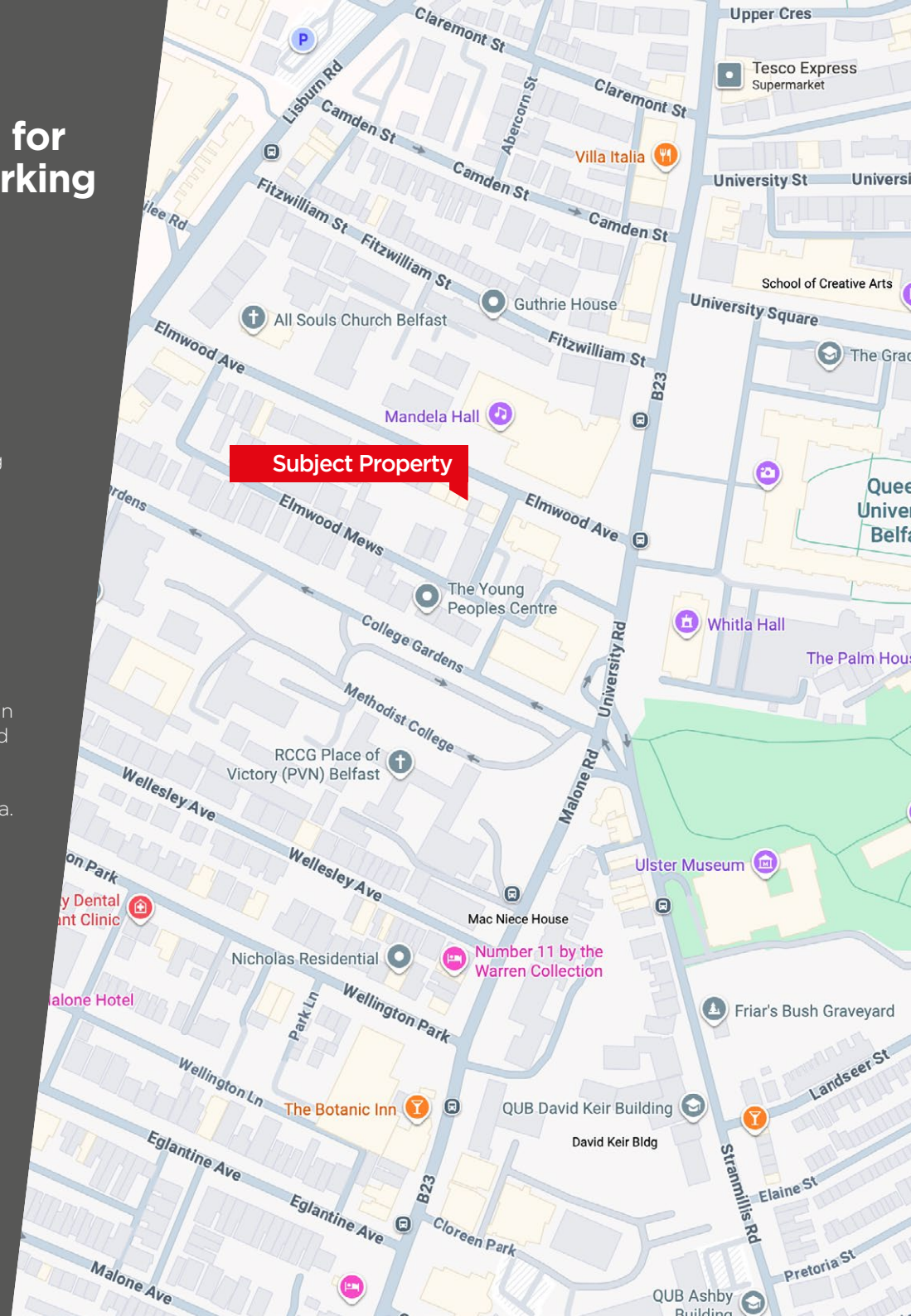
## Location

The subject property is located on Elmwood Avenue, approximately 1 mile south of Belfast City Centre, which is conveniently accessed via Lisburn Road or University Road. Elmwood Avenue is an extremely popular location given it's close proximity to Queens University, Botanic Gardens and a plethora of local amenities.

The property also benefits from excellent transport links, with access to the M1 motorway via the Broadway roundabout just 1 mile away, while there are multiple train stations and bus stops within walking distance. The surrounding area contains a good mix of residential, commercial, educational and food & beverage uses. Occupiers in the vicinity include Queens University, Ulster Museum and Tesco Express, as well as a number of popular restaurants including Deanes at Queens, Villa Italia, and Orto Pizza.



Not To Scale. For indicative purposes only



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## Description

The subject comprises a red brick mid terrace commercial property with accommodation arranged over four floors and car parking to the rear, located on an attractive tree-lined street.

An excellent opportunity to secure a self-contained office property offering fully refurbished accommodation to provide modern, high quality finishes.

The premises may be suitable for a range of occupiers, including medical and healthcare practitioners (doctor, dentist, physiotherapy, etc.), professional services, or other office-based users, subject to statutory planning consents.

This property combines accessibility, practicality, and modern design, making it an ideal choice for healthcare and professional users looking for a new base.

8 Elmwood Avenue is available for immediate occupation.

## Accommodation

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

Description	Sq. M	Sq. Ft
Ground Floor	50.86	547
1st Floor	57.89	623
2nd Floor	56.04	603
3rd Floor	17.74	186
<b>Total Approximate Net Internal Area</b>	<b>182.5</b>	<b>1,959</b>



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## Refurbishment Works

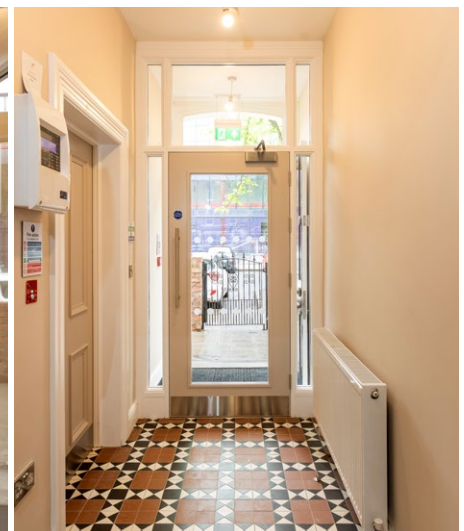
Recently completed refurbishment works include:

- Allocation of floor boxes and data trunking throughout - each with 2 double sockets and 2 CAT 6E data points. Also, there is a generous spread of double sockets and CAT 6E data points throughout the building.
- New modern and energy efficient LED lighting in each office.
- New floor coverings throughout entire building, including period feature tiling in hallway, high-quality carpet tiles in each office.
- New hard-wired fire alarm, sensors and control panel fitted with LED Emergency Lighting.
- Fully serviced Gas-fired central heating system controlled via portable wireless control unit.
- New kitchen including new microwave/grill, fridge freezer, dishwasher.
- New Fire Doors fitted
- New high-quality ironmongery fitted throughout (internal and external) including individual locks for each office.
- Fully refurbished toilets .
- Unique period features carefully restored during refurbishment by master tradespeople including period cornicing, skirting, architraves, staircase and original Victorian fireplaces.
- Secure backyard and store suitable for bike/other storage.
- Freshly painted throughout
- Energy rating for a period building of D80, valid until 28th February 2034



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## Rates

NAV: £18,500

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

Rates Payable: £12,030 per annum

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 £40,000 per annum.

## Repair

Tenant responsible for interior repairs and exterior repairs to the property.

## Insurance

Tenant responsible for repayment of the landlords building insurance premium

## Management Fees

Tenant responsible for payment of agent management fees calculated at 5% + VAT of the annual rent payable

## 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

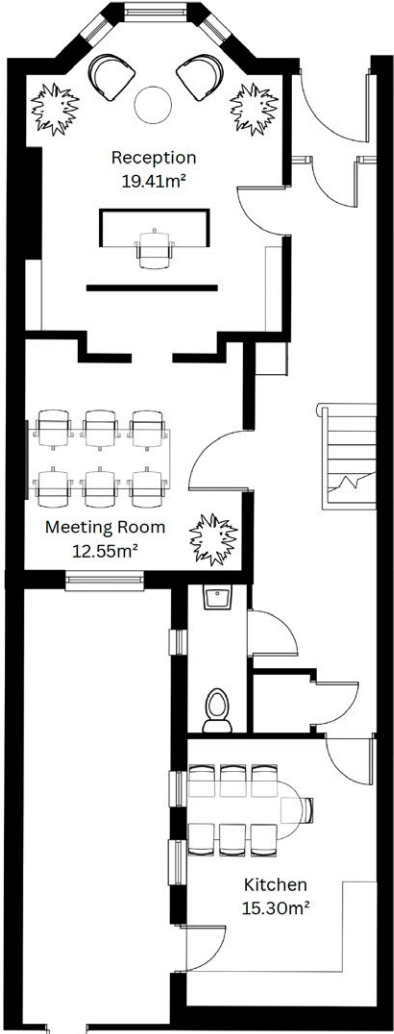
mail@frazerkidd.co.uk



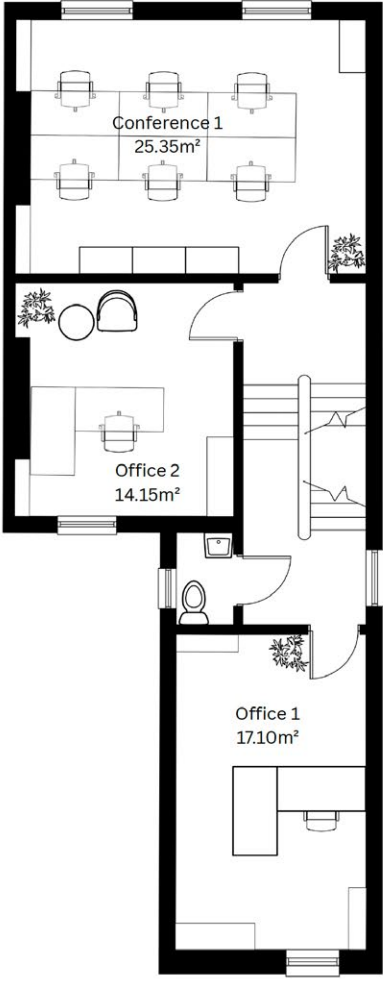
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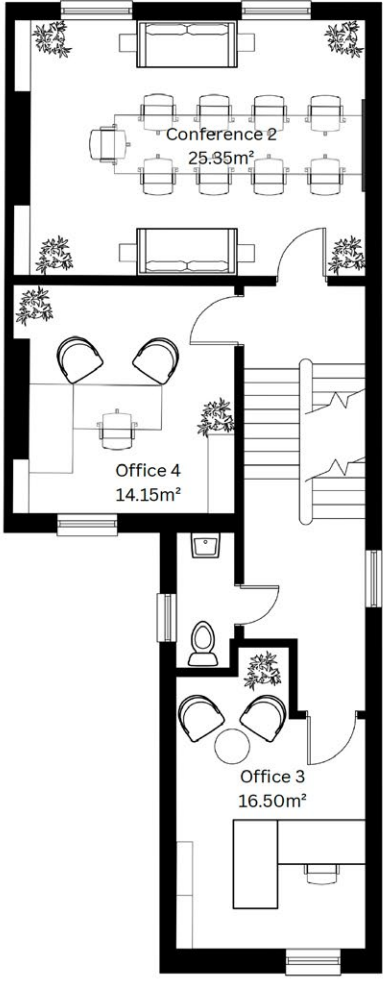
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Ground Floor



First Floor



Second Floor

## Floor Plans

Not To Scale. For indicative purposes only.



# FRAZER KIDD

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## EPC

**Energy performance certificate (EPC)**

 Energy Performance Certificate EPC	Valid until: 28 February 2024
<b>D</b>	Certificate number: 2284 1118-1018-6028-0017
<b>Property type</b>	A1/A2 Retail and Financial/Professional services
<b>Total floor area</b>	250 square metres

**Energy rating and score**

This property's energy rating is D.