



To Let by way of assignment Prime Warehouse Facility

6 Duncrue Street, Belfast BT3 9EX

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**FRAZER
KIDD**

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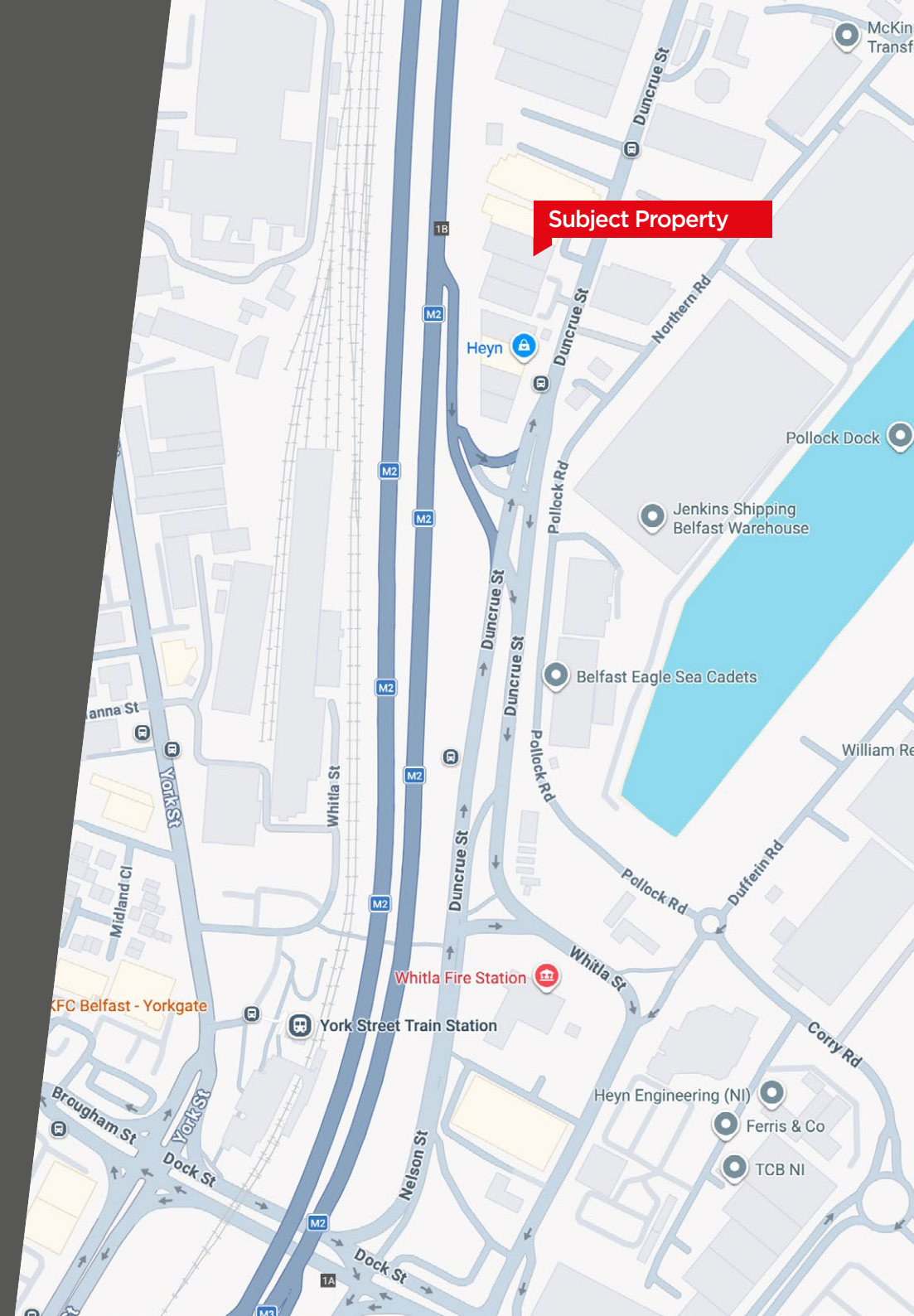
6 Duncrue Street, Belfast BT3 9EX

Summary

- Situated just off Duncrue Street within Belfast's Harbour Estate.
- Warehouse premises extending to c.6,863 sq. ft
- Benefitting from eaves height of 5.2m (17ft) and roller shutter height of 4.9m (16ft)
- Suitable for a variety of commercial uses subject to any statutory planning consents.

Location

The subject premises is prominently situated on Duncrue Street on the North Foreshore of Belfast's Harbour Estate. The North Foreshore is arguably one of Northern Ireland's leading industrial/business locations and is only 1.5 miles from Belfast City Centre. Excellent road linkages ensure ease of access to the motorway network, the port of Belfast and both the City and International airports.



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Description

The subject premises comprises an open plan warehouse facility which is constructed from a steel portal frame enclosed with a combination of brick/block work and profile metal cladding. The unit benefits from an electrically operated roller shutter door, concrete flooring, off street parking and excellent natural lighting. Internally the warehouse benefits from office and toilet facilities and has a mezzanine storage area.

Accommodation

We calculate the approximate Areas to be as follows:

Description	Sq. M	Sq. Ft
Warehouse	606.99	6,534
Mezzanine	30.55	329
Total	637.54	6,863

Rates

NAV: £22,400

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

Rates Payable: £14,566 per annum

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).



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Lease Details

The property is available to lease by way of assignment, with salient details of the current lease being as follows:

Term: 5 years from 1st May 2023 (expiring 30th April 2028)
Lease: Tenant is responsible for internal and external repair
Rent: £20,000 per annum exclusive of VAT
Insurance: Tenant to repay landlord's building insurance premium
Note: A new lease may be available by negotiation

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





FRAZER KIDD

For further information please contact:

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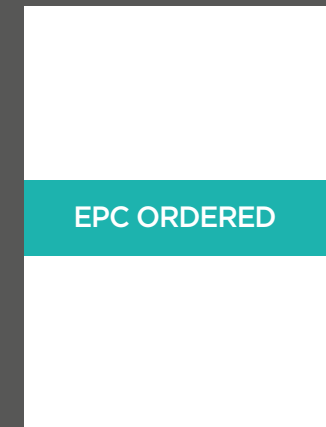
Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

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EPC



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