



## To Let Excellent Commercial Suite

Suitable for a variety of uses subject to planning permission

Suite 6, 179-187 Albertbridge Road, Belfast, BT5 4PS

  
**FRAZER  
KIDD**

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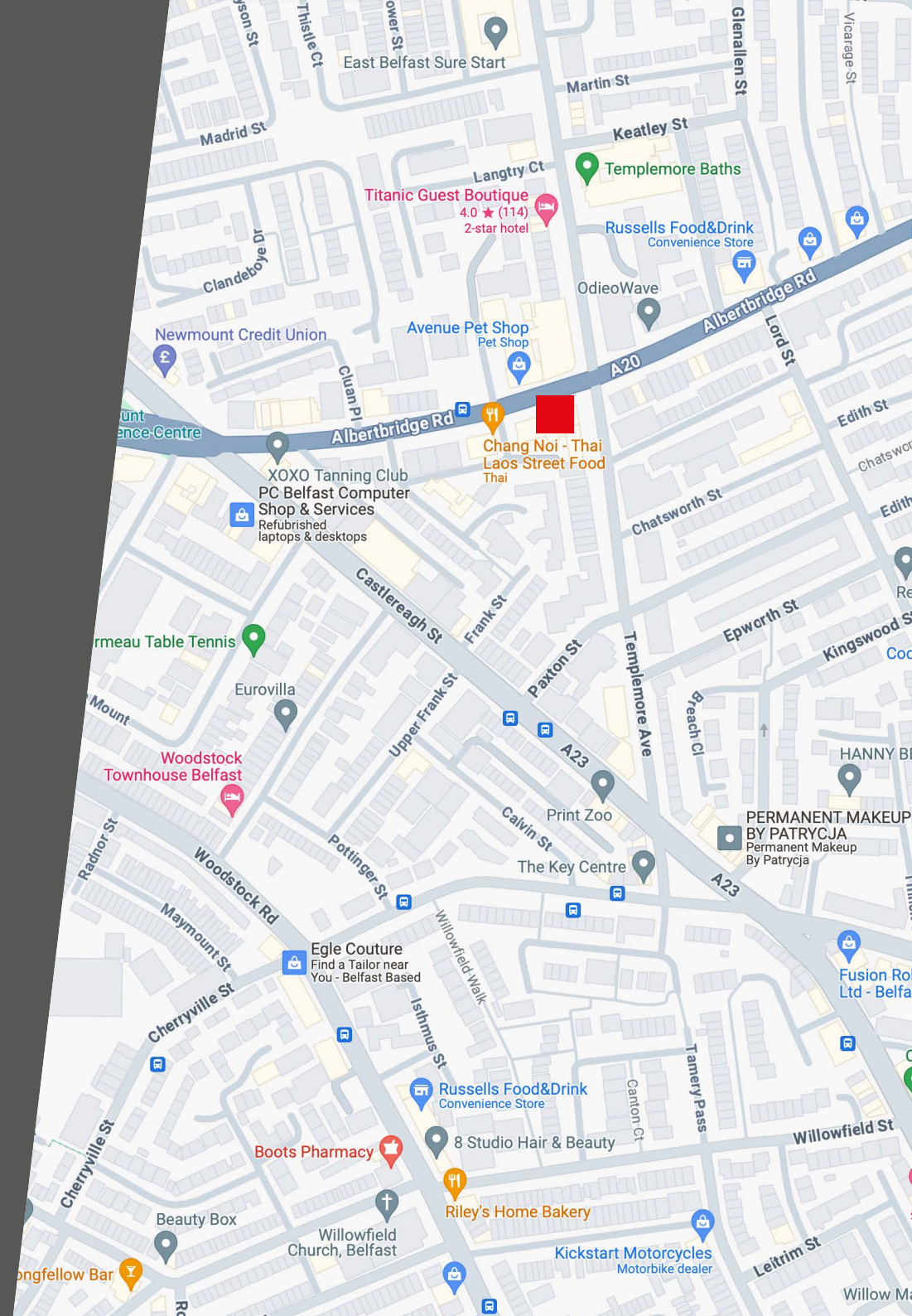
## Summary

- Situated fronting onto the Albertbridge Road, a short distance from Belfast city centre.
- Self-contained ground floor entrance with lift access to the office.
- Suite 6 comprises of c. 1,769 sq ft.
- The property benefits from on-site car parking and gas central heating.
- Suitable for a range of uses subject to any statutory planning consents.

## Location

The property is located on the Albertbridge Road, at the junction with Templemore Avenue approximately 1.5 miles from Belfast city centre. The Albertbridge Road is one of the main arterial routes heading in and out of the city, benefitting from high levels of passing vehicular traffic.

The property also benefits from secure on-site car parking and the Glider bus has a stop directly beside the front door of the building, providing ease of access for staff and visitors etc. Neighbouring occupiers include Keens Furniture Store, Gordons Chemist, Freddie Hatchet and Russells.



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## Description

The property comprises a substantial and well fitted commercial building, with Suite 6 extending to c. 1,769 sq ft situated on the 2nd floor. The building is accessed from a self-contained ground floor entrance, with intercom system and lift access to the floors above. The internal specification of the office include plastered & painted wall finishes, a tiled ground floor entrance lobby, carpeted flooring throughout, gas central heating, a kitchen and bathroom facilities on 1st and 2nd floor.

## Accommodation

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

Floor	Sq. M	Sq. Ft
Suite 6	164.34	1,769

## Lease

Length of lease by negotiation.

## Rates

### Suite 6

NAV: £8,219

Non-Domestic Rate in £ (24/25): 0.599362

Rates Payable: £4,926.16 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 (£8 psf) + VAT.

## 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

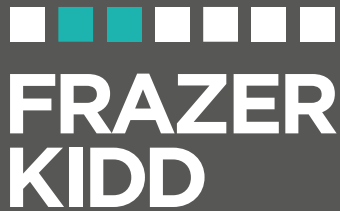
Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

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07885 739063  
bkidd@frazerkidd.co.uk

**Beth Brady**  
07775 924283  
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## EPC

