



To Let Fully Fitted Hot Food Premises

Unit 5 Enler Complex, Belfast BT16 2QP


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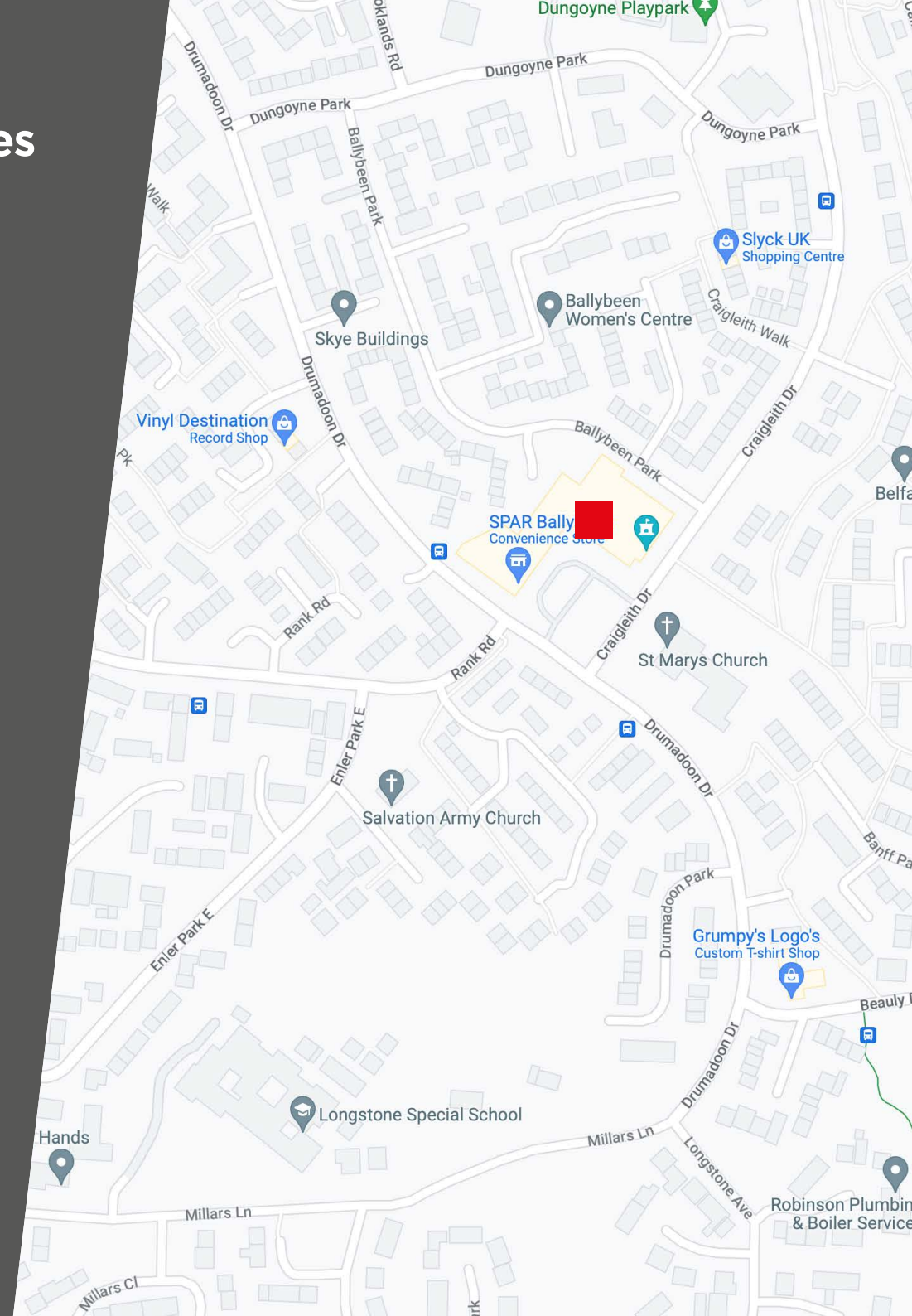
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Summary

- Ground floor premises with planning permission for hot food takeaway.
- Located within the Enler Centre, situated in the centre of Ballybeen.
- Fully fitted with a range of catering equipment included.
- The property benefits from 3 phase electricity and gas supply.
- Surrounding occupiers include Spar, Boots, Chinese takeaway, community and health centre.

Location

The subject property forms part of a popular development known as the Enler Complex, located in the centre of Ballybeen, with a population in excess of 9,000, all in which are within walking distance of the subject property. Other occupiers within the development include Spar, Boots, Chinese takeaway and a Community and Health Centre.



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Description

The property comprises of ground floor hot food premises with a small store to the rear of the premises. The property benefits from a mixture of tiled and vinyl flooring, suspended ceiling with recessed lighting, wipe down wall panels and electric roller shutter doors. Formerly occupied as a Fish & Chip takeaway restaurant, the premises would also be suitable for a variety of alternative uses subject to planning.

The premises are fully fitted at present and provide for a "ready to go" opportunity to commence trading immediately.

Accommodation

The premises have a total area of c.50.54 sq m (c.544 sq ft).

Rent

£9,000 per annum + VAT

Rates

NAV: £3,146.31

Rate in £ (2024-25): 0.547184

Rates Payable: £3,146.31 per annum approx.

This property should be eligible for a 20% reduction in Rates Payable due to the Small Business Rates Relief Scheme. We recommend that you contact Land & Property Services to verify the above figures and the potential of Small Business Rates Relief. (Telephone: 0300 200 7801).

Repairs

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

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with a proportionate part of the upkeep, maintenance, repair and cleaning of the development of which the subject premises forms part, together with repayment of building insurance and Agents' Management Fees, calculated at 5% plus VAT of the annual rent. We estimate this amount to be approximately £1,500 + VAT per annum.

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

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