



**To Let Ground Floor Premises
with Hot Food Planning Permission**
7 Antrim Road, Belfast, BT15 2BE

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**FRAZER
KIDD**

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Summary

- Prominent location located close to Carlisle Circus on the busy Antrim Road
- Ground floor shop premises extending to c.426 sq ft
- Surrounding occupiers include Tattoo studio, Spar, Subway, Hairdressers and St Malachy's College.
- Suitable for a variety of retail uses, subject to any statutory planning consents.

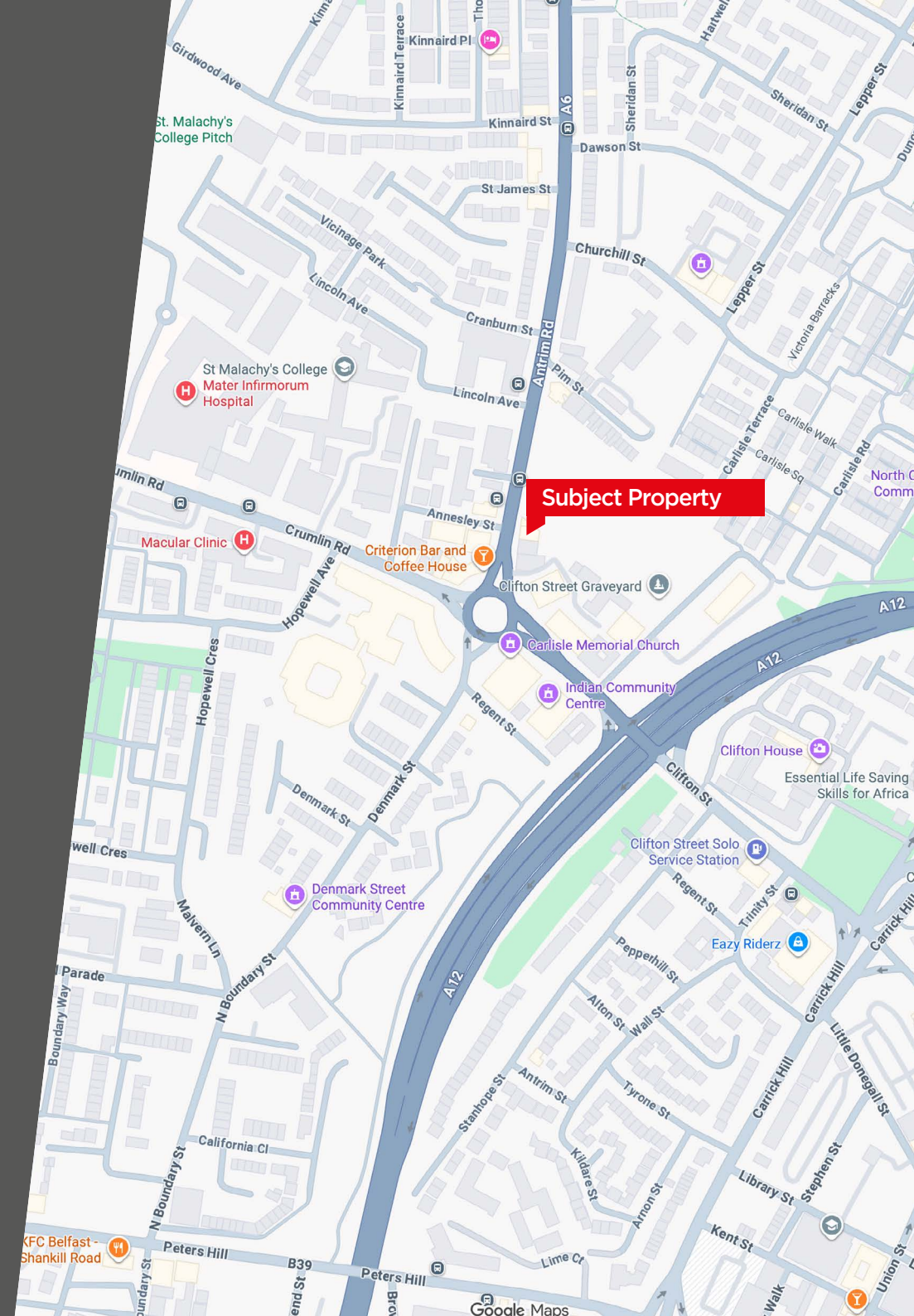
Location

The subject property is located on the Antrim Road in North Belfast, occupying a highly accessible location only a short drive from Belfast City Centre and the Westlink, which provides ease of access to the M1, M2 and the wider motorway network.

Surrounding occupiers include Spar, Subway and St Malachy's College.

Description

The property comprises a spacious open plan ground floor suitable for a café premises with a kitchen area, toilet facilities and a small store to the rear of the building. The property is finished to include plastered and painted walls, tiled flooring throughout, exposed ceiling with florescent lighting and an electric roller shutter door.



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Accommodation

The approximate Net Internal Area of the property is as follows:

Description	Sq. M	Sq. Ft
Sales Area	30.69	330
Kitchen	5.41	58
Storage	3.45	37
TOTAL NIA	39.55	426

Lease

Length of lease by negotiation.

Rates

NAV: £3,800

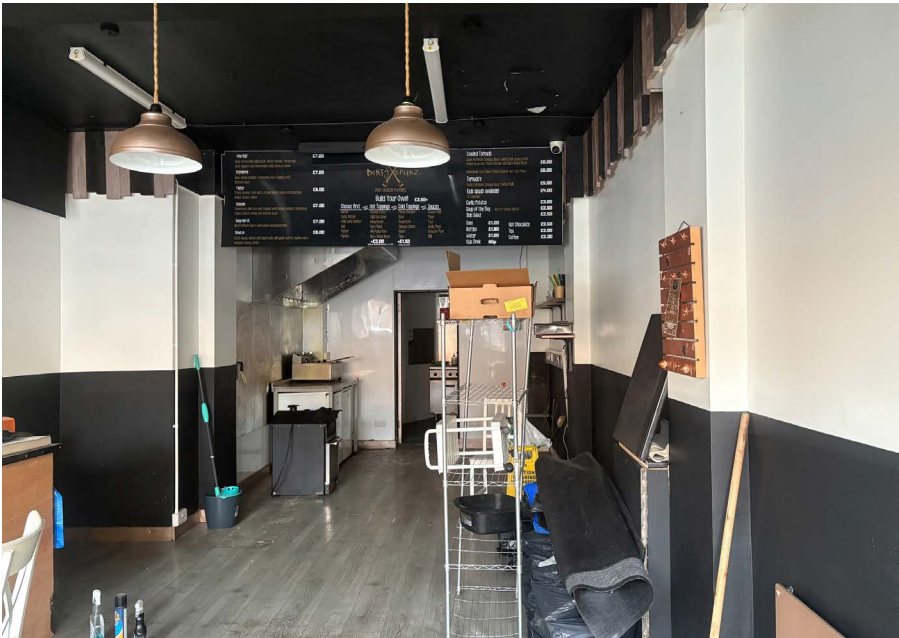
Non-Domestic Rate in £ (25/26): 0.626592

Rates Payable: £2,381.05 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).

Rent

Inviting offers in the region of £9,000 per annum.



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Insurance

Tenant repays Landlors insurance premium.

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 agent's management fees, which are calculated at 5% plus VAT of the annual rent.

Management Fee

Tenant to be responsible for the payment of agent 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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Disclaimer

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