

To Let

Retail Unit

57 Holywood Road, Belfast, BT4 3BA



Key Features:

- Commercial premises fronting onto Holywood Road, Belfast
- Retail shop and upper floor storage.
- The premises extends to c.700 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

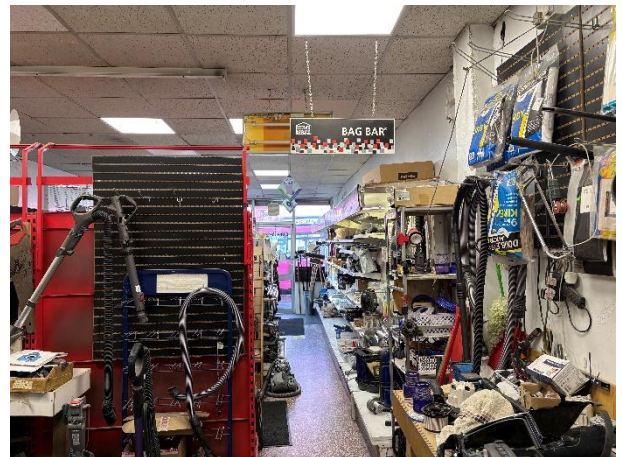
LOCATION

The subject property is located in East Belfast, situated in a prime location fronting onto the Hollywood Road. The Hollywood Road is one of the main and busiest arterial routes traveling in and out of Belfast City Centre from East Belfast. The immediate area comprises a mix of commercial occupiers and high-density residential housing.



DESCRIPTION

single storey commercial premises of red brick construction with flat roofs, glazed shop frontages and electrically operated roller shutter doors.



ACCOMODATION

We calculate the approximate gross internal area to be approximately 700sq ft.

LEASE

Length of lease by negotiation

RATES

NAV: £5,500

Non-Domestic Rate in £ (24/25): 0.565328

Rates Payable: £3,109.30 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 £7,000 per annum.



REPAIR

Tenant responsible for interior and exterior repairs to the property.

BUILDING INSURANCE

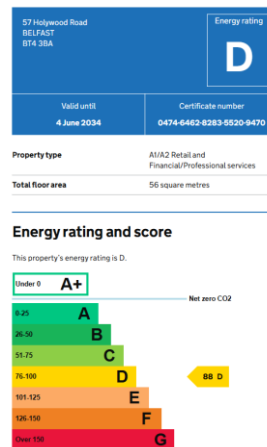
Tenant responsible for repayment of the Landlords building insurance premium.

MANAGEMENT FEE

Tenant to be responsible for the payment of 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.



For further information please contact:

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