



To Let 1st Floor Commercial Premises

30a-34a York Road, Belfast, BT15 3HE


**FRAZER
KIDD**

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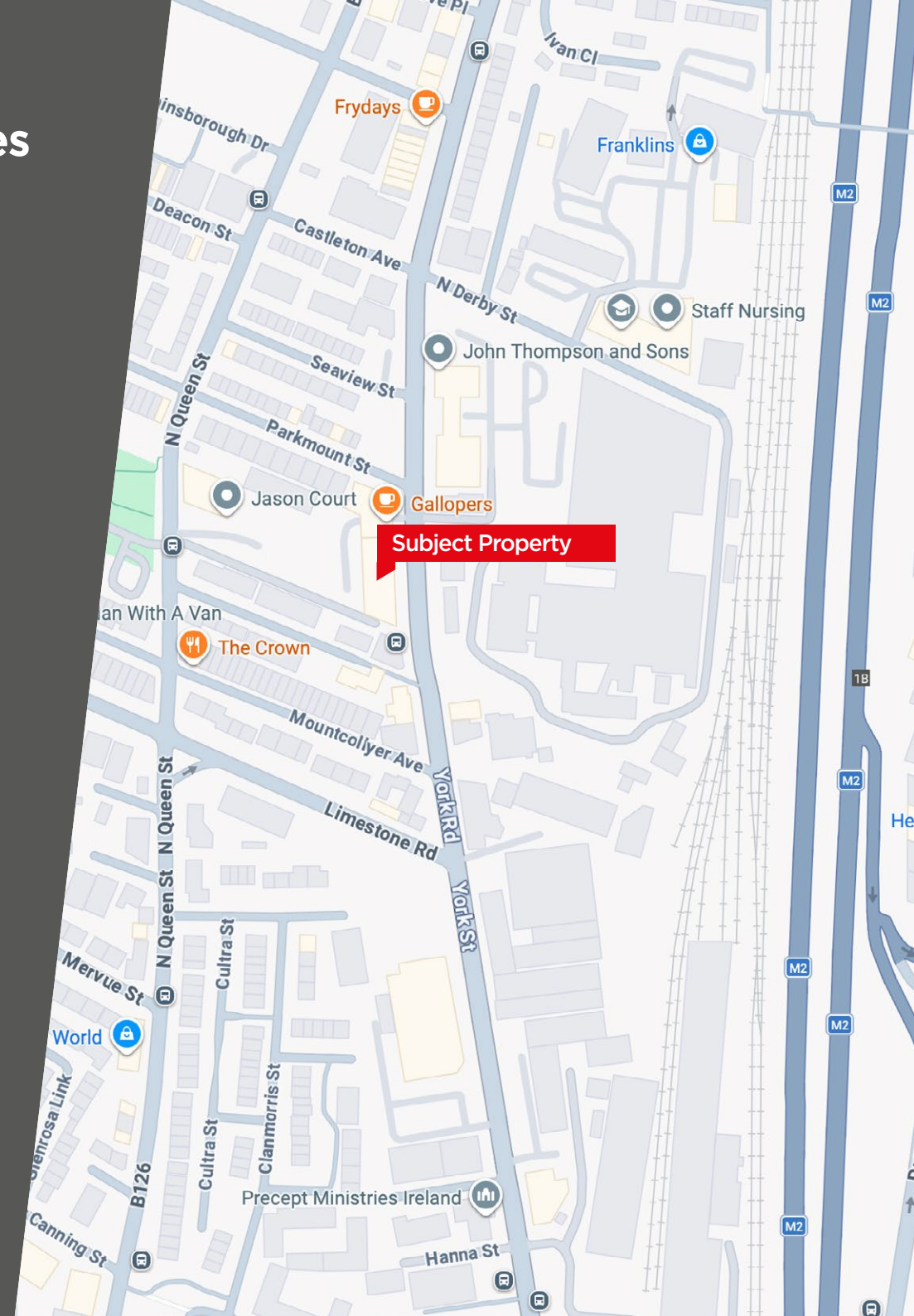
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Summary

- 1st floor accommodation with extensive car parking to the rear
- The premises extends to c. 2,400 Sq Ft.
- The property benefits from shared access from York Road and lift to the 1st floor.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.
- Car park to the rear of the property.

Location

The property is situated within a popular and prominent development known as the Castleton Centre, with other occupiers within the development including Mace and Gallopers Restaurant. The property is also situated directly opposite John Thompson & Sons Limited.



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Description

This spacious and flexible unit has been finished to a good standard to include painted walls, carpeted floors, suspended ceilings with integrated fluorescent strip lighting, double glazed windows, gas heating, perimeter trunking, kitchens, male and female toilets and air conditioning.

Accommodation

We calculate the approximate gross internal area to be approximately 2,400 sq ft (221.9 sq m).

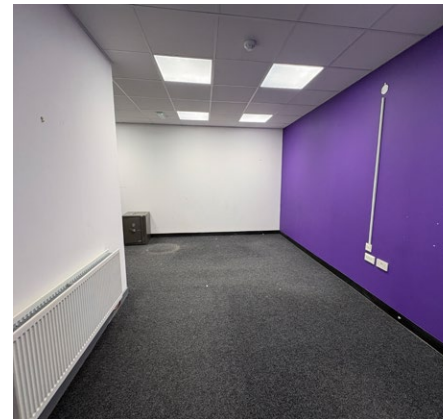
Rates

NAV: £13,600

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

Rates Payable: £8,550.25 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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Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £10,000 per annum.

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.

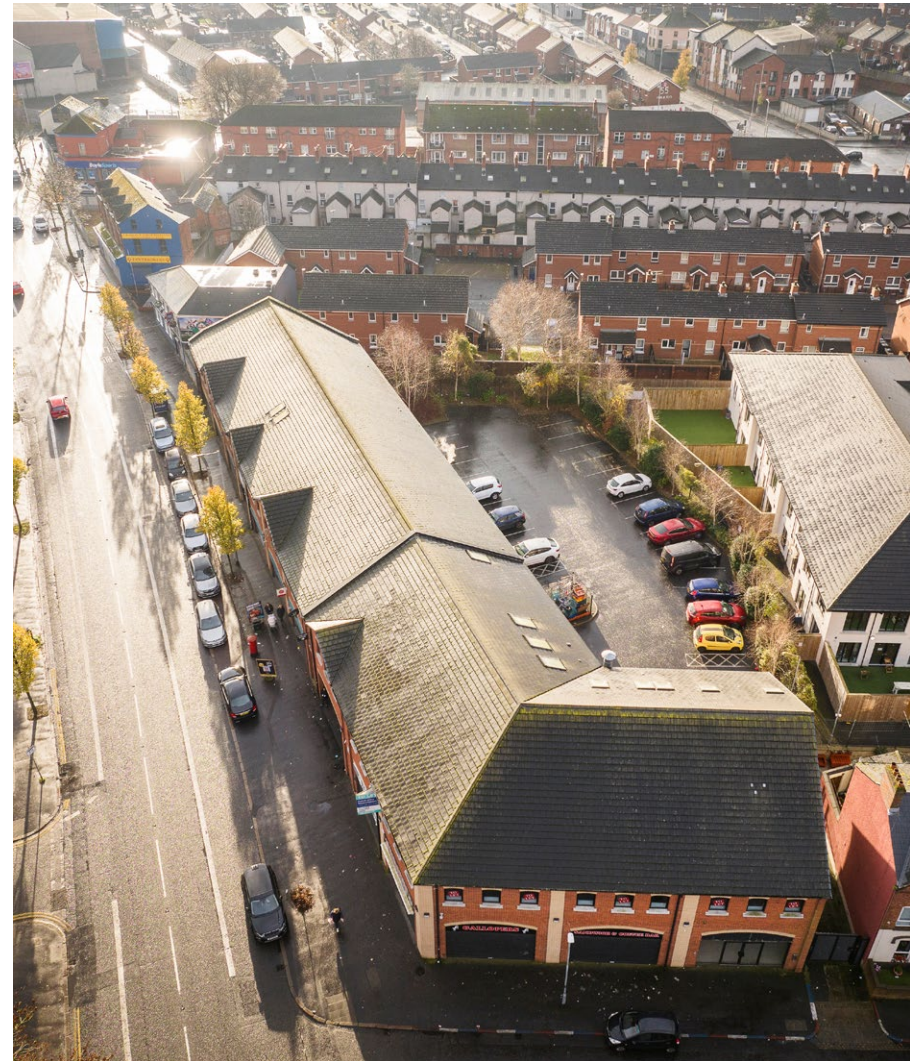
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

Brian Kidd

07885 739063

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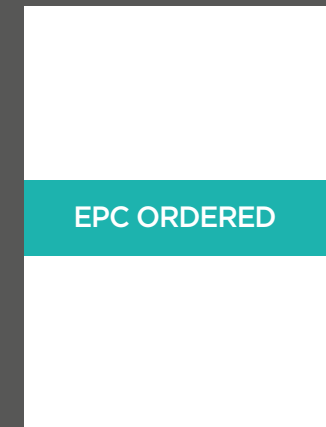
Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

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EPC



Disclaimer

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