

TO LET

24-26 Belmont Road, Belfast



Excellent Retail Unit

Property Highlights

- Prime position on the popular Belmont Road.
- Extensive catchment population.
- Nearby occupiers include Tesco, Slim's Kitchen, Baker Street, Morrelli's, Café Smart, Winemark, Groves Pharmacy, Oliver's, Bethany Chip Shop and The Secret Day Spa

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TO LET

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Location

The vibrant Belmont Road is one of Belfast's premier suburban retail and café locations with a vibrant mix of independent and specialist retailers.

The property is located in a highly visible location on the Belmont Road approximately 2 miles from the City Centre.

The surrounding area comprises a high density residential catchment population.

The property is situated adjacent to Baker Street Restaurant and Slims Kitchen. Other nearby occupiers include Tesco Express, Morrelli's, Café Smart, Winemark Groves Pharmacy, Oliver's, Bethany Chip Shop and The Secret Day Spa.

Description

The property is arranged on ground floor only providing the following approximate dimensions and areas:

Description	Sq Ft	Sq M
Frontage and Internal Width:	41 ft	12.49 m
Ground Floor Area:	1,650	153.29

Lease Details

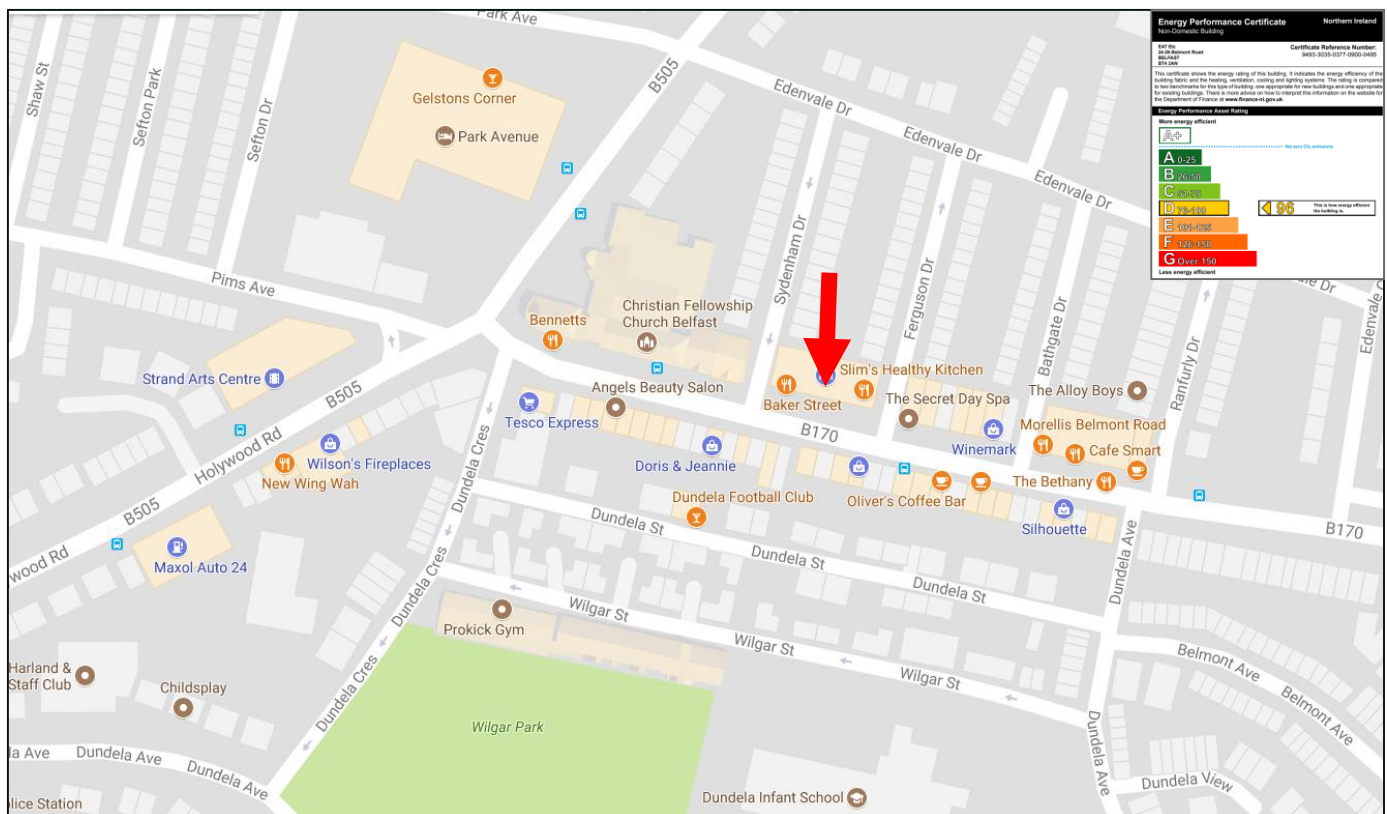
Term	Negotiable.
Rent	£31,500 per annum exclusive.
Repairs	Equivalent to full repairing and insuring terms.
Service Charge	Tenant to reimburse landlord in respect of a fair proportion of the buildings insurance premium.

Rates Payable

We are advised by LPS that the NAV of the property is £27,900 resulting in rates payable of approximately £17,315 (2019/20).

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.



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