

153A STRANMILLIS ROAD, BELFAST, BT9 5AJ

Location

The subject premises are located on the Stranmillis Road, a popular and vibrant location close to Queens University, Stranmillis Teaching College and a vast array of restaurants and bars.

Description

The premises consists of a separate exclusive ground floor lobby, two rooms at first floor level together with kitchen and toilet facilities, and two further rooms at second floor level. The premises have been finished to a good standard to include PVC double glazing, suspended strip lights and cornice ceiling..

Accommodation

We calculate the approximate net internal areas to be as follows:-

First Floor	36.07 sq m	(388 sq ft)
Second Floor	26.07 sq m	(281 sq ft)
Total	62.14 sq m	(669 sq ft)

Lease Term

Length of lease by negotiation.

Rent

£5,750 per annum.

Repairs

Tenant to be responsible for interior repair and a proportion of exterior repair by way of service charge.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance, repair and decoration of the building of which the subject premises forms part, to include repayment of building insurance and payment of agents management fees, which are calculated at 5% plus VAT of the annual rent.

Rates

NAV	£4,350
Rate in £ (2016)	0.5734
Rates Payable	£2,494 per annum approx

EPC

To be confirmed

Viewing

Strictly by appointment with the sole letting agents-

Brian Kidd

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Stephen Reid

M: 07775 924283

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For further information please contact:

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