



Instinctive
Excellence
in Property.

To Let

Prominent Retail Opportunity

C. 1,648 sq ft (153.07 sq m)

179 Albertbridge Road
Belfast
BT5 4PS

RETAIL



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Location

The subject premises are prominently positioned on the Albertbridge Road in east Belfast, approximately 1.3 miles east of the city centre.

The road benefits from a large volume of passing vehicular traffic as it is one of the main arterial routes into Belfast city centre from the east of the city.

The property also benefits from a high pedestrian footfall from the large residential catchment area that supports a variety of independent commercial occupiers on the road.

Description

The premises comprise a ground floor retail unit in a period building dating from the 1900's which was refurbished a number of years ago. The unit benefits from a significant glazed frontage to the Albertbridge Road and on street parking to the side and to the rear of the property. The property may suit a range of uses including showroom and office, subject to planning and any other statutory consents.

Internally it is currently finished to include:

- Tiled floors
- Plastered and painted walls
- Exposed ceiling with feature pendant lighting
- Air-conditioning (part)
- Gas fired heating
- Electric roller shutters

Accommodation

We would detail the available accommodation based on a net internal basis (NIA) according to the RICS Code of Measuring Practice, 6th Edition:

Total Accommodation : 1,648 sq ft 153.07 sq m

Lease Details

Term : By negotiation.

Rent : £15,000 per annum exc.

Repairs & Insurance : Tenant responsible for internal repairs to the building and reimbursement of the apportioned landlords insurance.

Service Charge : A fair proportion of the costs of external repairs and maintenance.

EPC



Rates

We have been advised by the Land and Property Services website of the following:

Net Annual Value (NAV)	:	£11,400
Rate in the £ for 2018/2019	:	£0.602803
Estimated rates payable	:	£6,871.95

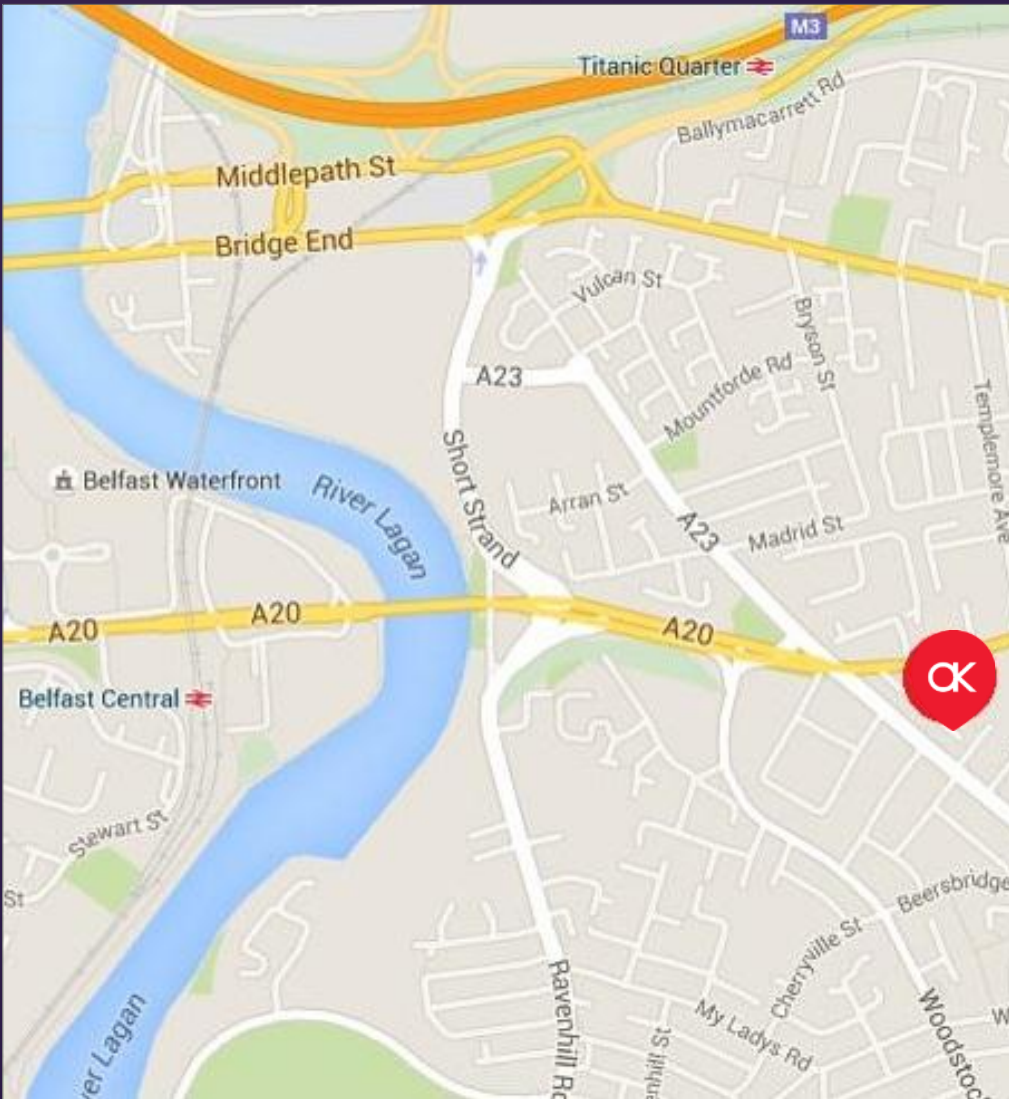
VAT

The property is registered for VAT.

Internal Photographs



Location Map



Osborne King

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MISREPRESENTATION ACT 1967

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