



52 PETERS HILL, BELFAST, BT13 2AB



Location

The subject property is situated in a prime location on Peter's Hill, close to the Peters Hill/Millfield/Carrick Hill junction. The property is situated very close to the Browns Square development, and is also situated close to Townsend Street, where there are plans for the construction of three new apartment blocks (subject to planning consent being obtained).

Nearby occupiers include V P Jebb Plumbers Merchants, BET Electrical Supplies and Jannette Martin Hairdressing.

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Description

The subject property comprises of a spacious ground floor commercial unit which is potentially suitable for a variety of uses, such as hair & beauty/tanning salon, retail, professional office use etc. The space is finished to a good standard to include electric roller shutter, tiled floors and gas heating. Internally the property is currently laid out to include two rooms, together with storage space/kitchen/bathroom, however it would be possible to remove several internal partitions to create a larger open-plan space.

Accommodation

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

Sales:	45.37 sq m	(488 sq ft)
Store 1:	1.55 sq m	(17 sq ft)
Store 2:	4.38 sq m	(47 sq ft)
W/C		
Total:	51.30 sq m	(552 sq ft)

Lease Term

Length of lease by negotiation.

Rent

£5,200 per annum i.e. £100 per week.

Repairs

Tenant to be responsible for interior and exterior repairs.

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.

Rates

NAV: £2,650

Rate in £ (2018-2019): 0.6028

Rates Payable: £1,597 per annum approx

VAT

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

Viewing

Strictly by appointment with the sole letting agents-

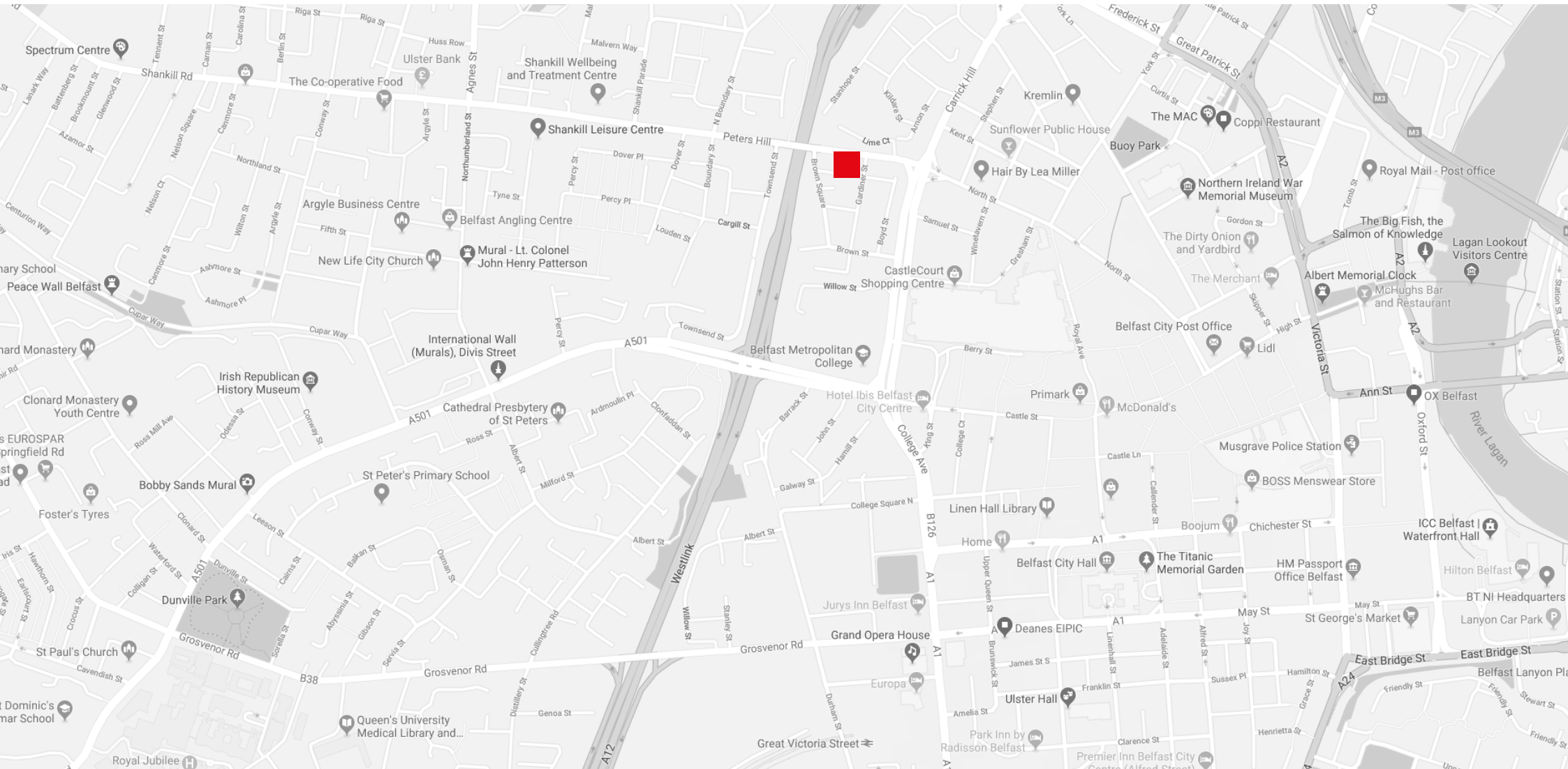
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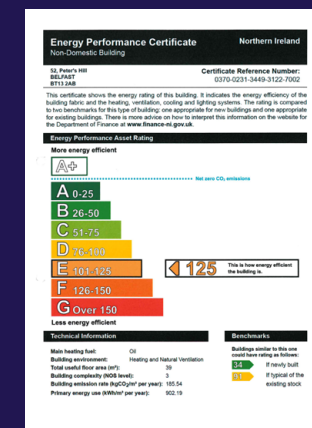
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EPC



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