



TO LET

Unit 2, 39/53 Bloomfield Avenue, Belfast, BT5 5AA

Highly Prominent Commercial Unit

Lisney

Features

- 1,420 sq. ft. (132 sq. m.) of high profile retail accommodation over ground and first floors.
- Adjacent to Connswater Shopping Centre and Retail Park.
- Excellent Retail Opportunity suitable for a variety of uses.
- Available for immediate occupation.

Location

Belfast is Northern Ireland's capital and largest city with a population of approximately 340,000 and a further metropolitan catchment population of approximately 700,000 within a 10 mile radius.

The subject property is prominently located along Bloomfield Avenue, a vibrant suburb approximately 2 miles from Belfast City Centre which benefits from high volumes of both passing vehicular and pedestrian flow.

The unit is adjacent to Connswater Shopping Centre and Retail Park, the principle retail offering in East Belfast with tenants including B&M Bargains, Lidl, Starbucks, The Range and McDonalds.



© Copyright 2017 Apple Maps

Description

The subject property comprises of a two storey retail unit within a terrace of 4 other similar units. On street layby car parking is provided to the front of the properties with an additional 1,500 free car parking spaces offered at Connswater Shopping Centre and Retail Park.

Accommodation

FLOOR LEVEL	AREA (SQ FT)	AREA (SQ M)
Ground Floor	710	65.96
First Floor	710	65.96
TOTAL	1,420	131.92

Rates

NAV:	£6,750
Rate in the £ 18/19:	0.602803
Rates Payable:	£4,068.92

Figures are exclusive of 20% Small Business Rates Relief which is applicable to rating assessments of up to £15,000 NAV.

Repairs

The space will be let on effectively full repairing and insuring terms via service charge recovery

Service Charge

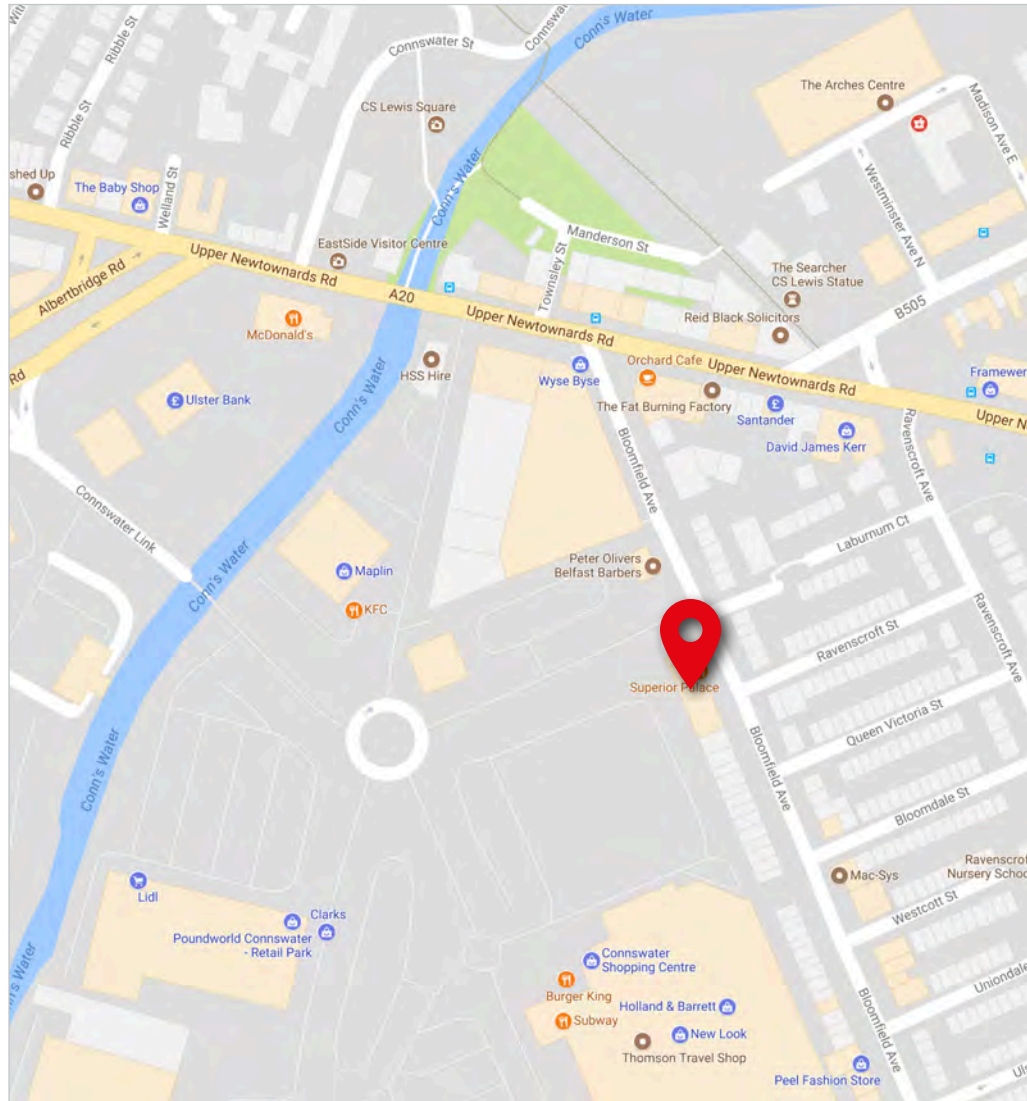
A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, security and upkeep of common areas.

For the year 2018/19 this is currently £1,363 plus VAT.

Insurance

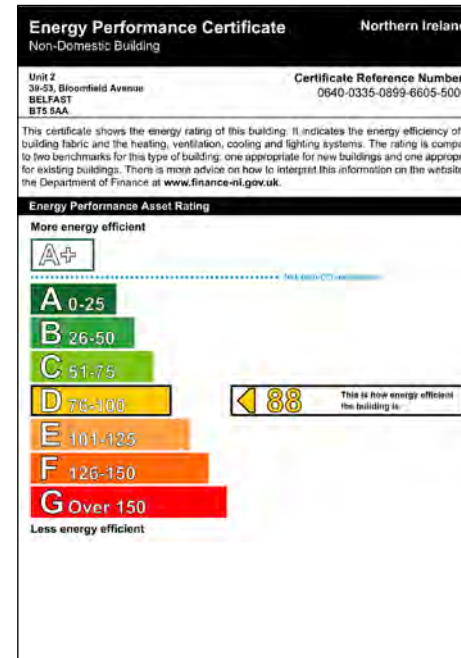
An incoming tenant will be responsible for reimbursing the landlord for a proportionate amount of the total buildings insurance premium.





EPC Rating - D88

The property has an energy rating of D88.
A full certificate can be made available upon request.



Lease Details

Term: Negotiable
Rent: On Application

VAT

All prices, outgoings and rentals are stated exclusive of but may be liable to VAT.

Contact

Andrew Knox or Ronan Quinn

028 9050 1501

aknox@lisney.com

rquinn@lisney.com