

TO LET

Self-contained Ground Floor Offices
147 Cregagh Road, Belfast BT6 0LB



This unit comprises a suite of some 650 sq.ft of offices in the ground floor of this attractive semi-detached property. The property is within a pleasant suburban setting, fronting this busy arterial road, and is convenient to all amenities.

The office unit has smooth plastered ceilings with fluorescent lighting, smooth plastered/papered walls, carpeted solid floors and oil-fired heating.

Two car parking spaces are provided in driveway.

This provides a relaxed working environment yet in a good visual location and is suitable for a variety of businesses.

SIZE

Ground Floor:

Front Office	145 sq.ft.	(13.5 sq.m.)
General Office	299 sq.ft.	(27.8 sq.m.)
Rear Office	149 sq.ft.	(13.8 sq.m.)
Kitchen	57 sq.ft.	(5.3 sq.m.)
Separate W.C.		
Outside	2 no. car parking spaces; use of garden	



RENT

Offers in the region of £7,200 per annum

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

E-MAIL: dee@trcommercial.co.uk

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial & Professional Services Limited. NI 618492
Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRCPs or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

VAT	We understand that the property is not VAT registered
LEASE	By negotiation subject to a minimum of 5 years
REPAIR	Tenant responsible for internal repair and redecoration together with payment of a proportionate cost of buildings insurance.
RATES	NAV £5,850 Rates payable 2017/18 £2,773.74 (assuming small business rate relief)
EPC	E-105
VIEWING	Strictly by appointment with Sole Agents 028 9042 4747



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

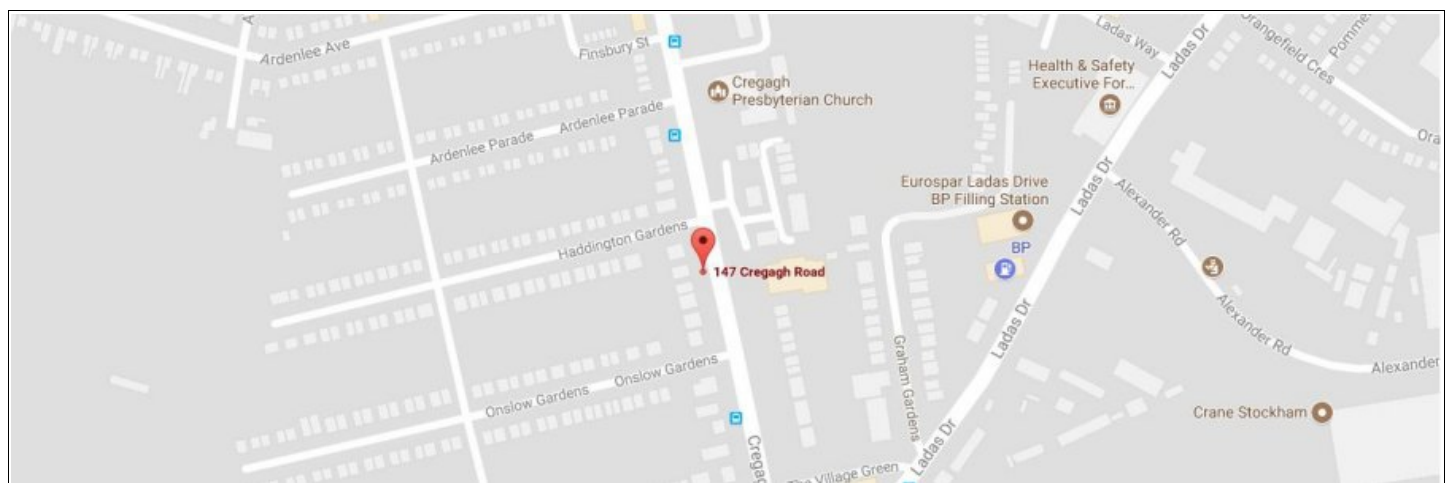
E 101-125

F 126-150

G Over 150

Less energy efficient

105 This is how energy efficient the building is.



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