

FOR SALE / TO LET

Excellent Ground Floor Retail Unit c.480 sq.ft. (44.6 sq.m.)
109a Bloomfield Avenue, Belfast BT5 5AB



Location

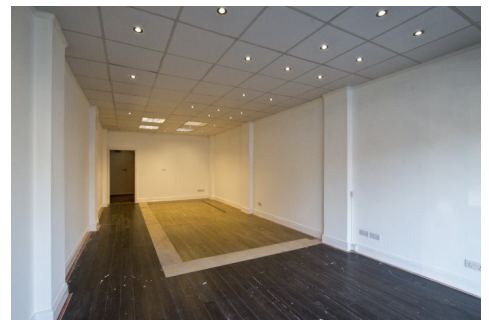
The subject property is located on Bloomfield Avenue in East Belfast. Bloomfield Avenue is a busy thoroughfare and was traditionally one of the main shopping streets in the area. Neighbouring occupiers currently include Harlequin, Perceptive Insight Market Research, Complete Footwear, Mac Systems, Belmont Dental Lab, Burbridge, Duncan Property Agents, Company Hairdressers. The building is also beside Connswater Shopping Centre pedestrian side entrance.



Description

The unit is fitted to a high specification to include solid floor overlaid with carpet, plastered and painted walls, and suspended ceiling with a mixture of diffused fluorescent lighting and LED recessed lights.

Suitable for a range of retail or office uses, subject to any necessary planning consent.



Total Accommodation c.480 sq.ft. (44.6 sq.m.)
Plus WC

PRICE Offers over £60,000

RENT £5,500 per annum

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

e-mail: dee@trcommercial.co.uk

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VAT	Is not applicable to above	
LEASE	Minimum 3 years	
RATES	NAV	£4,800.00
	Rates payable 2018/19 (with SBRR)	£2,314.76
EPC	C-72	
NOTE	Unit available from 1 st February 2019 (Existing tenant is relocating)	
VIEWING	By appointment with Sole Agent 028 9042 4747	



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

72

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



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