



FRAZER KIDD

& PARTNERS

**UNIT 5,
GRAHAM INDUSTRIAL
ESTATE, DARGAN
CRESCENT, BELFAST**



FOR SALE/TO LET

SUMMARY

- SUPERB SHOWROOM ACCOMMODATION AVAILABLE IN A CONVENIENT AND CENTRAL LOCATION JUST OFF THE M2 MOTORWAY.
- FINISHED TO A HIGH STANDARD TO INCLUDE CARPETED FLOORS, PLASTERED AND PAINTED WALLS AND AN ELECTRONIC ROLLER SHUTTER.
- EXTENDS TO APPROXIMATELY 4,381 SQ FT (407 SQ M)
- AVAILABLE EITHER FOR SALE OR TO LET, AT A COMPETITIVE PRICE/RENT.

SHOWROOM



ACCOMMODATION

We calculate the Net Internal Area to be as follows-

Ground Floor

Showroom-	2,151 sq ft	(199.83 sq m)
Office-	108 sq ft	(10.00 sq m)

First Floor

Showroom-	1,685 sq ft	(156.58 sq m)
Office/Store-	134 sq ft	(12.46 sq m)
Office/Store-	183 sq ft	(17.00 sq m)
Store-	17 sq ft	(1.59 sq m)
Kitchen-	57 sq ft	(5.28 sq m)
Bathroom-	45 sq ft	(4.20 sq m)

Total-	4,381 sq ft	(406.98 sq m)
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RENT

£13,500 per annum (equates to £3.08 per sq ft)

LEASE

Lease by negotiation.

RATES

NAV-	£9,200
Rate in £ (2012)-	0.5917
Rates Payable-	£5,443.64 per annum

SERVICE CHARGE

Tenants are to be responsible for the payment of a service charge in connection with the landlord's outgoings to include the upkeep and maintenance of the common areas. This figure is currently £210 per quarter.

VAT

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



MANAGEMENT FEES

Tenant to be responsible for the payment of Agents' Management Fees, calculated at 5% plus VAT of the annual Rent

BUILDING INSURANCE

Tenant to be responsible for repayment to the landlord of the building insurance.

PRICE

Offers invited in the region of £180,000

TITLE

The property is held by long leasehold, subject to the payment of Ground Rent

GROUND RENT

Tenant to be responsible for the payment of Ground Rent, which is currently calculated at £570.85 per quarter.

REPAIR

Tenant to be responsible for both interior and exterior repair.

VIEWING

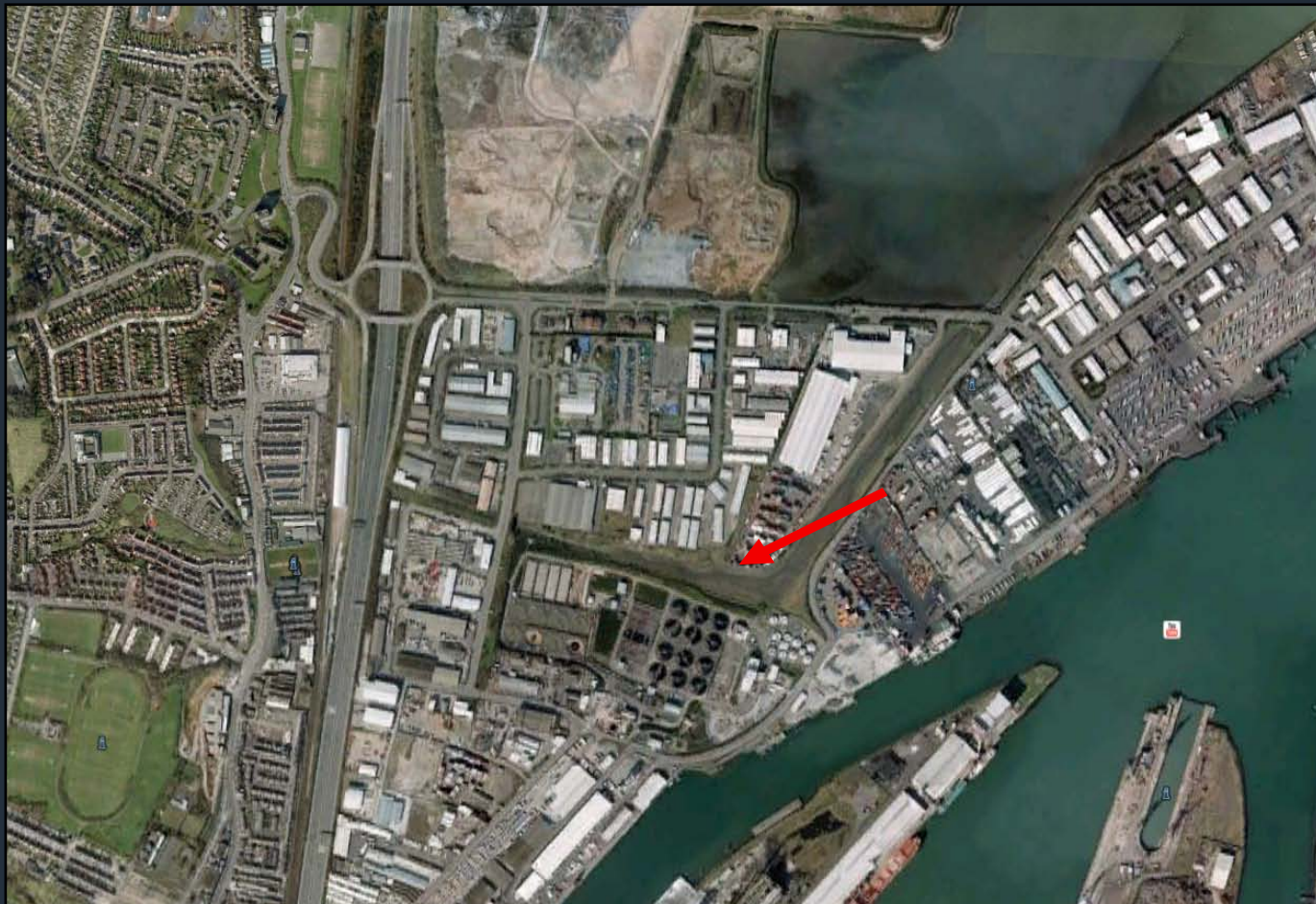
Please contact the sole agents-

Frazer Kidd & Partners

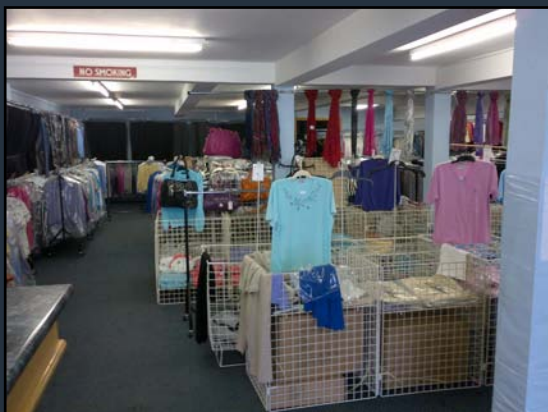
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LOCATION PLAN



CONSULTANTS IN PROPERTY

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