



**Lambert  
Smith  
Hampton**

028 9032 7954  
www.lsh.ie

# To Let

c. 902 sq ft (84 sq m)

## Prominent Ground Floor Retail Unit

49 Rosemary Street, Belfast



### Location

The property occupies a prominent location just off Royal Avenue close to Castlecourt Shopping Centre and directly adjacent to TK Maxx's City Centre Flagship Store in Donegall Arcade.

The surrounding area comprises a mix of retail, coffee shops, office buildings and banks. The unit is also strategically positioned next to the Castlebrookes Belfast City Centre regeneration project which will further enhance the surrounding area with a mix of new bars, restaurants, office buildings and apartments.

### Description

Internally the ground floor retail unit is finished to a good standard to include carpeted floors, spotlighting and also benefits from a glazed shop front and roller shutter.

### VAT

The property is not elected for VAT.

Schedule of Accommodation	sq ft	sq m
Ground Floor	902	83.7

### Business Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value - £30,000

Rates - £ 2016/2017 £0.592

Rates Payable - c. £17,760 per annum

### Terms

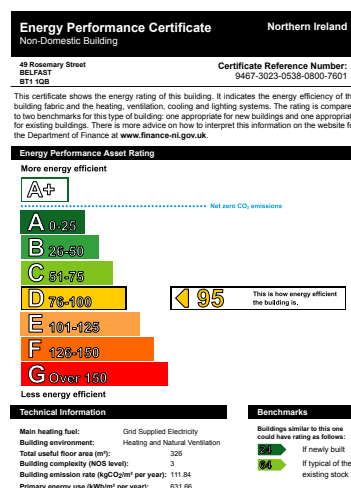
Term - 10 years

Rent - £30,000 per annum exclusive

Repairs - Internal repairing and insuring

Review - In year 5 on an upwards only basis to open market value.

### EPC



### Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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**Lambert Smith Hampton**

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July 2017

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