

TO LET – RETAIL OPPORTUNITY

UNIT 11 AND 12, HI PARK CENTRE, 1 CHURCH LANE, BELFAST, BT1 4QN

CBRE NI

PART OF THE AFFILIATE NETWORK



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Key Benefits

- Prominent location fronting Church Lane and High Street
- Multi-storey car parking nearby
- Excellent frontage onto Church Lane

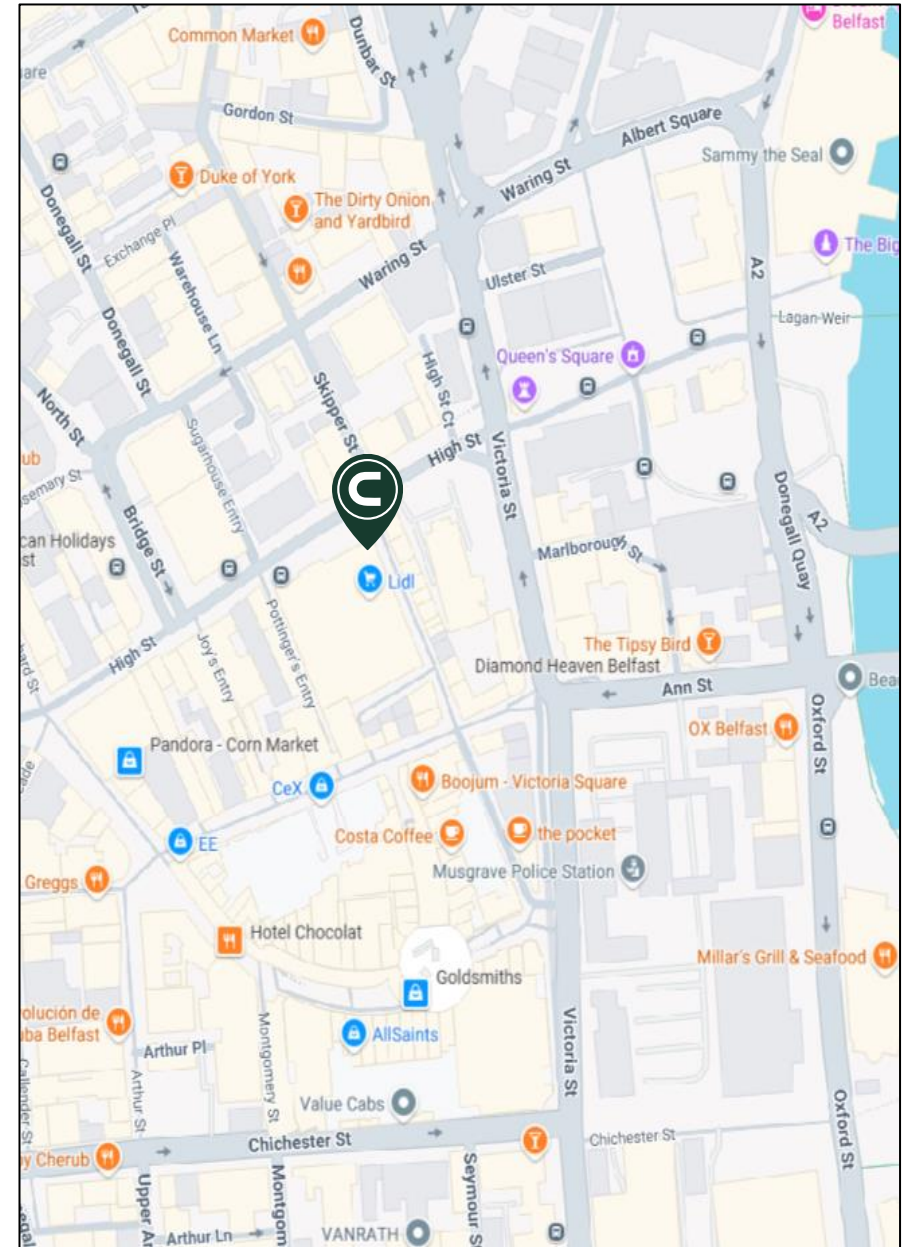
Location

The property occupies a prominent location with return frontage onto Church Lane and High Street. Church Lane is a busy thoroughfare connecting High Street and Ann Street and as a result benefits from high levels of pedestrian footfall. Neighbouring occupiers include Lidl, Better Gym, Mackey Opticians and Thyme.

Description

The property forms part of the Hi Park Centre, a mixed-use development comprising retail and leisure uses along with a multi-storey car park. The retail unit is finished to include plastered ceilings, spot lighting, plastered and painted walls along with an electric roller shutter.

The property may be suitable for a wide variety of uses subject to planning permission and the necessary statutory consents.



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Accommodation

Area	
76.55 sq m	824 sq ft

Lease Details

Rent	£30,000 per annum, exclusive
Term	Negotiable
Repairs/Insurance	Full repairing and insuring basis
Utilities	The occupier will be responsible for payment utilities consumed on the premises

VAT

All prices are quoted exclusive of VAT, which will be applicable.

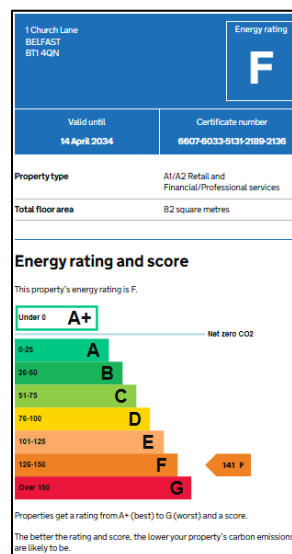
Rateable Value

Payment of rates is the responsibility of the occupier, if demanded. We have been advised by Land and Property Services that the estimated rateable value is £17,200.

The rate in the £ for 2025/26 is £0.626592. Therefore, the rates payable are £10,777.38.

EPC

A copy of the EPC certificate is available below and can be made available upon request.

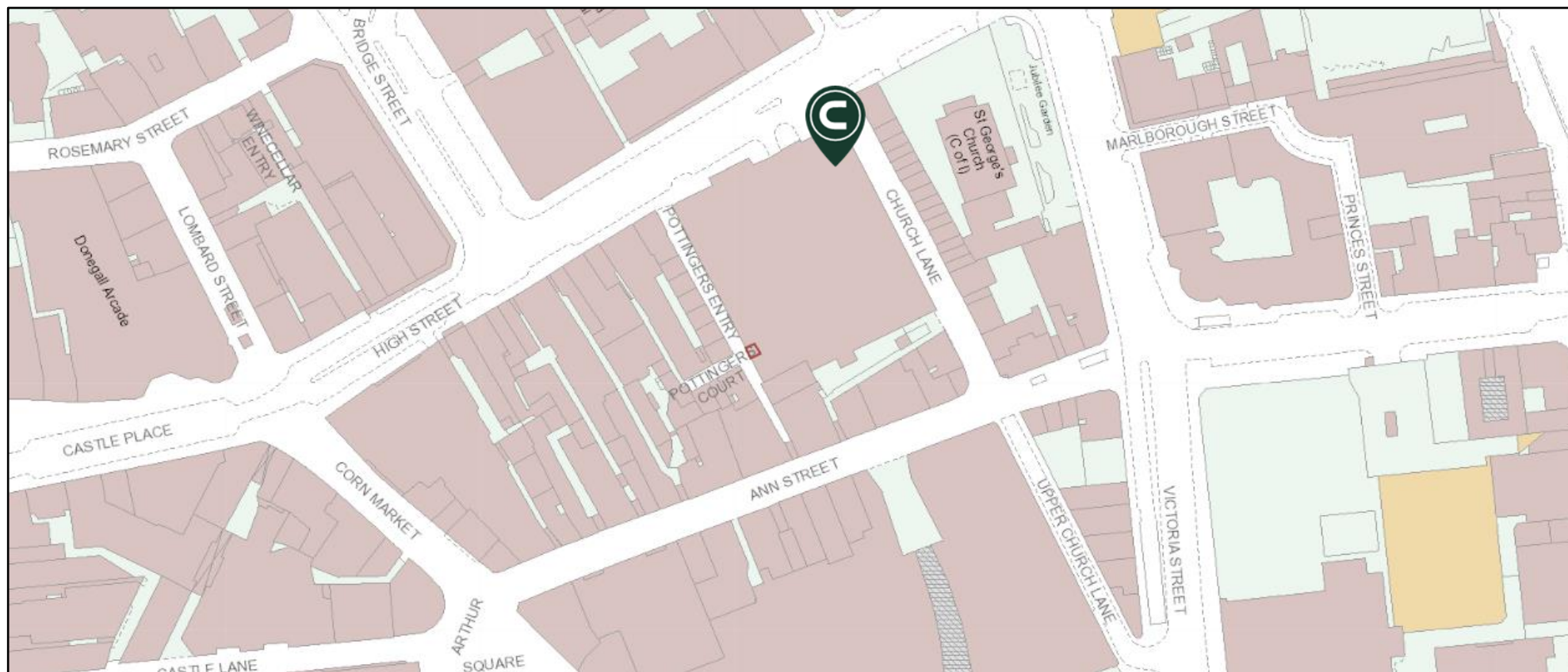


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