

FOR LEASE

COMMERCIAL PREMISES

42 University Road
Belfast
BT7 1NJ



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KEY BENEFITS

- Fully refurbished
- Prominent location on main arterial route
- High level of Passing Footfall and Traffic
- Excellent transport links
- Former ground floor retail use and fit out with office accommodation on upper floors

LOCATION

The premises occupy a highly visible position on University Road, one of the city's main arterial routes within the affluent South Belfast and only a short distance from Belfast City Centre.

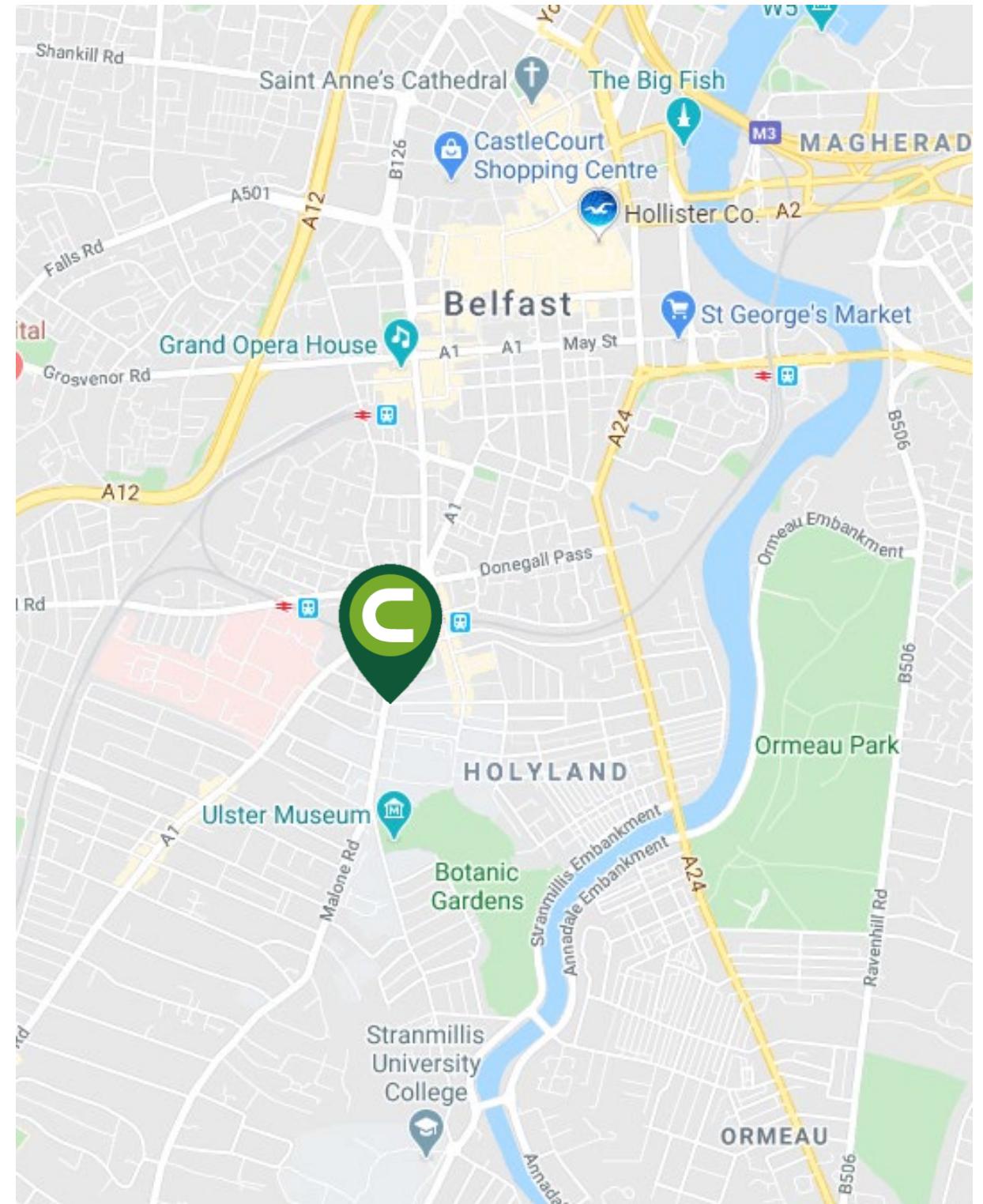
The location benefits from a high volume of footfall and passing trade due to its close proximity to Queens University. Nearby occupiers include Tesco, The Pocket Coffee and a number of offices, financial services, restaurants and coffee shops.

DESCRIPTION

The fully refurbished subject premises extends over 3 floors to include: -

- Ground Floor retail space
- Ground Floor W/C with disabled access
- First Floor Kitchen and W/C facilities
- Office accommodation located at first and second floor level

It is understood that the building has Grade B1 Listed status.



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ACCOMMODATION

Area				
GF	645	Sq ft	59.92	Sq m
FF	529	Sq ft	49.15	Sq m
SF	415	Sq ft	38.56	Sq m
Overall	1,589	Sq ft	147.62	Sq m

Floor plans can be made available on request.

TENURE

Term	Negotiable
Rent	£17,500 per annum, exclusive
Repairs / Insurance	Full repairing and insuring lease terms

RATEABLE VALUE

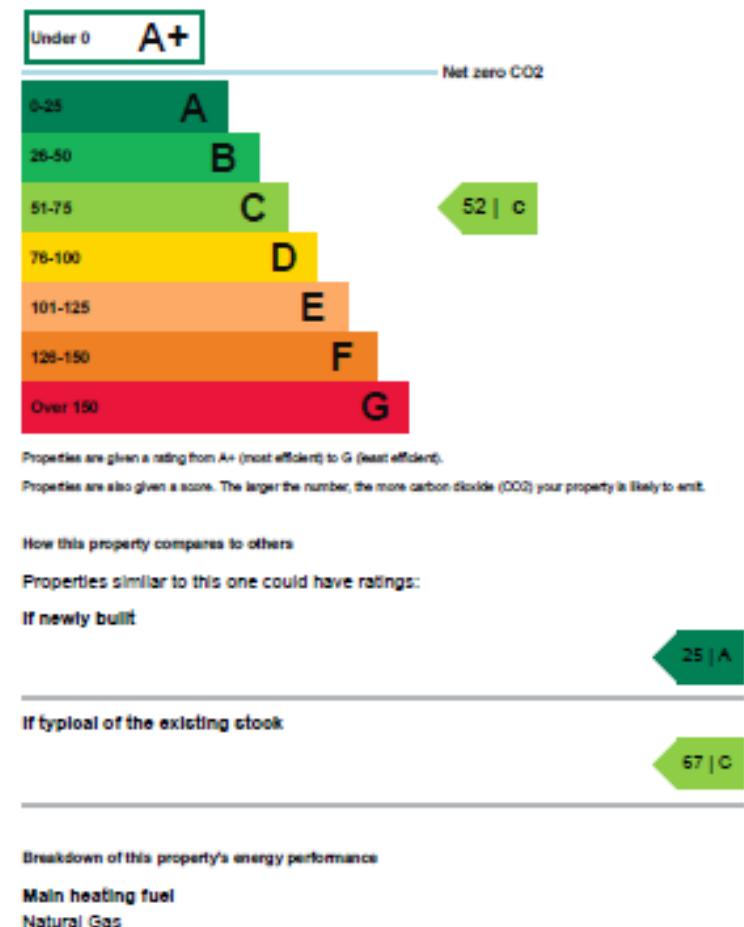
We have been advised by Land and Property Services that the rateable value is £6,000.00. The rate in the £ for 2020/21 is £0.538166 therefore the rates payable for the current year are £3,229.

VAT

All prices are quoted exclusive of VAT, which may be payable

EPC

The unit has been rated as C – 52 under EPC regulations. A copy of the EPC Certificate is shown adjacent and a full copy can be made available on request.



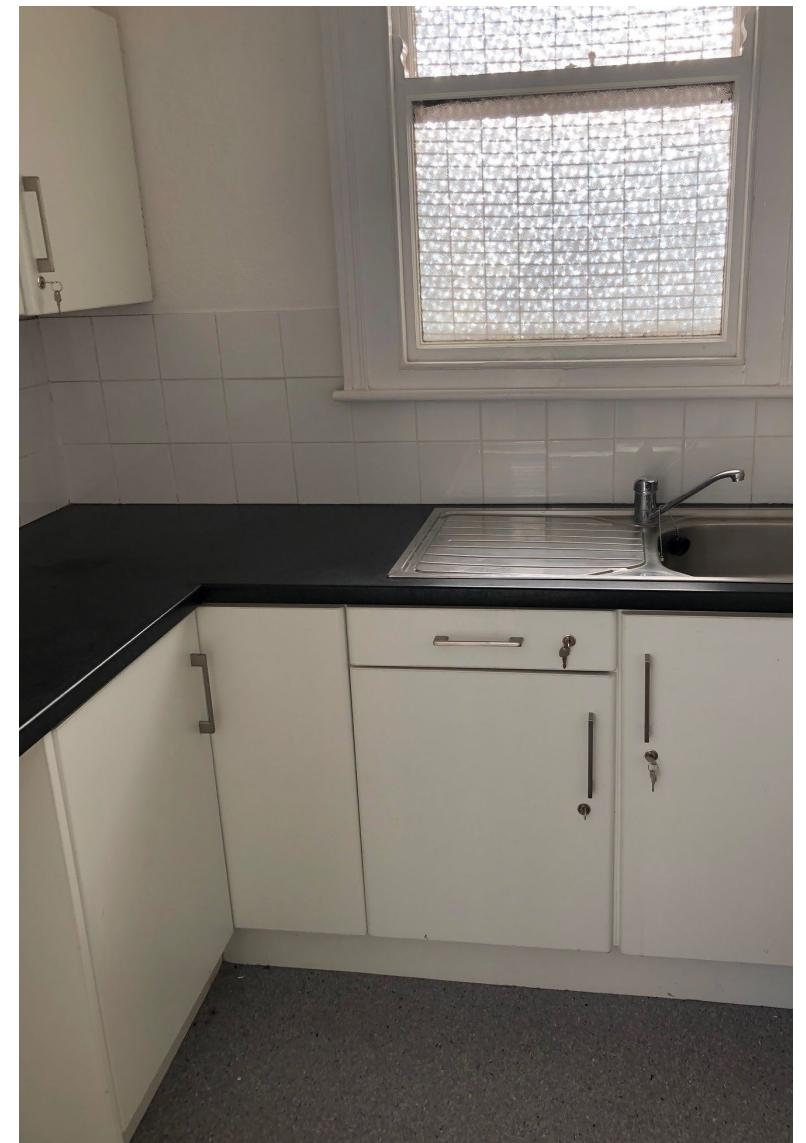
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PHOTOGRAPHS



CONTACT US

Laura Galloway

t: 028 9043 6746

e: laura.galloway@cbre.com

Alana Coyle

t: 028 9043 6927

e: alana.coyle@cbre.com

CBRE

The Linenhall,
32-38 Linenhall Street
Belfast, BT2 8BG
t: 028 9043 8555
www.cbre.co.uk/ni