

COMMERCIAL UNIT TO LET

33-35 BRADBURY PLACE, BELFAST BT7 1RR

CBRE NI

PART OF THE AFFILIATE NETWORK



*Boundaries are for indicative purposes only.

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Key Benefits

- Prominent 3 storey commercial property.
- Provides 1,915 sq ft of accommodation over 3 floors.
- Excellent range of amenities nearby.
- Suitable for various uses subject to planning.

Location

The subject property occupies a prominent position on Bradbury Place which is one of the main thoroughfares linking Belfast City Centre to the south of the city. The area is well served by public transport and the City Hospital Train Station is within a 6-minute walk. The surrounding area comprises a mix of occupiers to include Benedicts Hotel, Tesco Express, Winemark and various independent operators.

The immediate vicinity will further benefit from two major student accommodation schemes which will not only generate additional footfall but will completely rejuvenate the area. Construction has commenced at 30 – 44 Bradbury Place, which will comprise a 6 storey 156 unit purpose built student accommodation scheme. The Aster House student accommodation scheme on University Road has already completed and provides 253 units over 5 floors.



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Description

The subject property comprises of a 3 storey mid-terraced commercial property that provides 1,915 sq ft of accommodation over 3 floors. The unit was previously utilised as office accommodation with kitchen and W.C facilities available. The unit is finished to a good standard to include carpeted floors, plastered and painted walls, suspended ceilings with recessed fluorescent lighting and part-perimeter trunking. Externally, the unit benefits from a glazed shopfront with 2 no. electric roller shutter doors.

Lease Details

| | |
|-------------------|---|
| Rent | £25,000 p.a. exclusive |
| Term | 5 years |
| Repairs/Insurance | Effective full repairing and insuring basis |

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £26,000. The rate in the £ for 2023/24 is £0.572221 therefore the estimated rates payable for 2023/24 are £14,878.

VAT

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

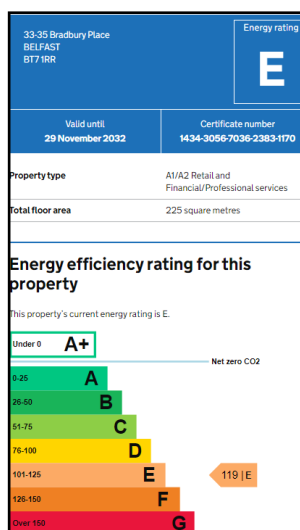
Accommodation

| Area | Sq Ft | Sq M |
|--------------|--------------|---------------|
| Ground Floor | 883 | 82.03 |
| First Floor | 476 | 44.24 |
| Second Floor | 556 | 51.68 |
| Total | 1,915 | 177.95 |

EPC

The building has been rated as E-119 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.



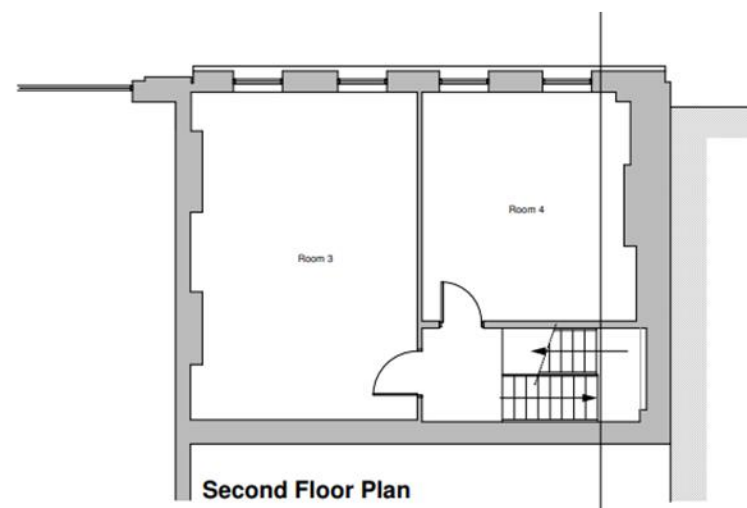
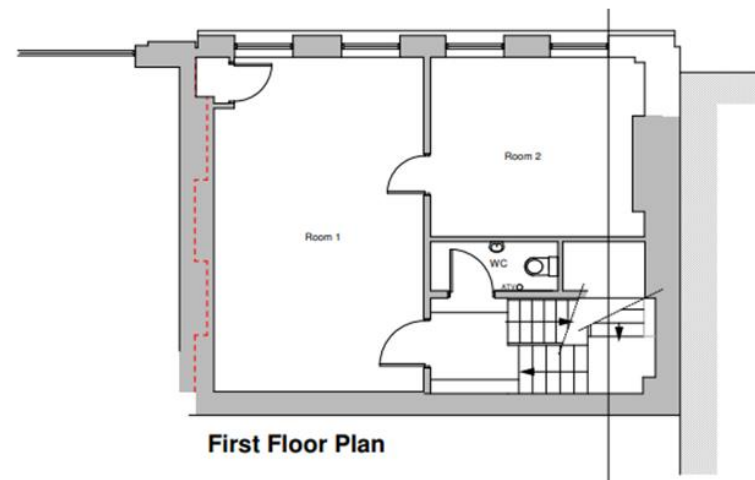
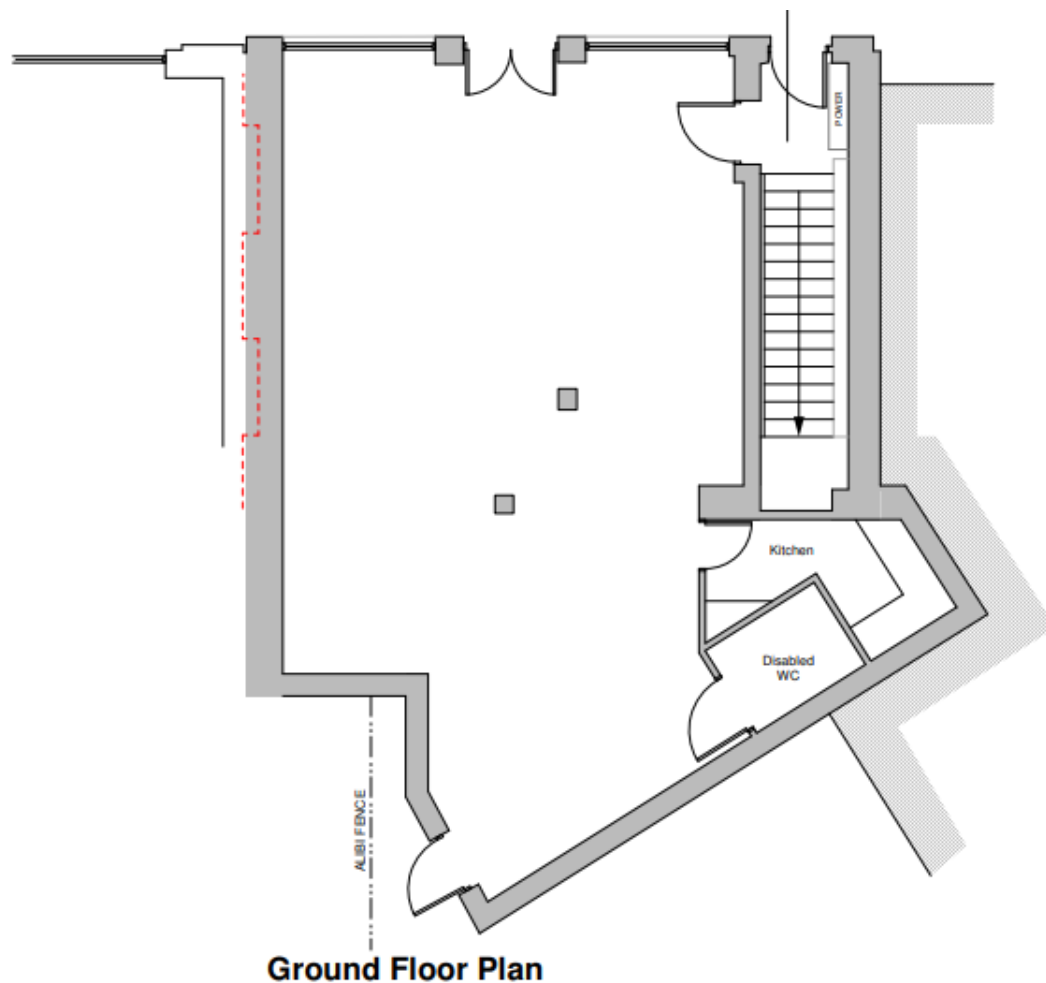
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Floor Plans



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