

TO LET - UNIT (BY WAY OF SUB-LEASE)  
2 PILOT STREET, BELFAST BT1 3AH

**CBRE NI**  
PART OF THE AFFILIATE NETWORK



# TO LET - RETAIL UNIT (BY WAY OF SUB-LEASE)

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## Key Benefits

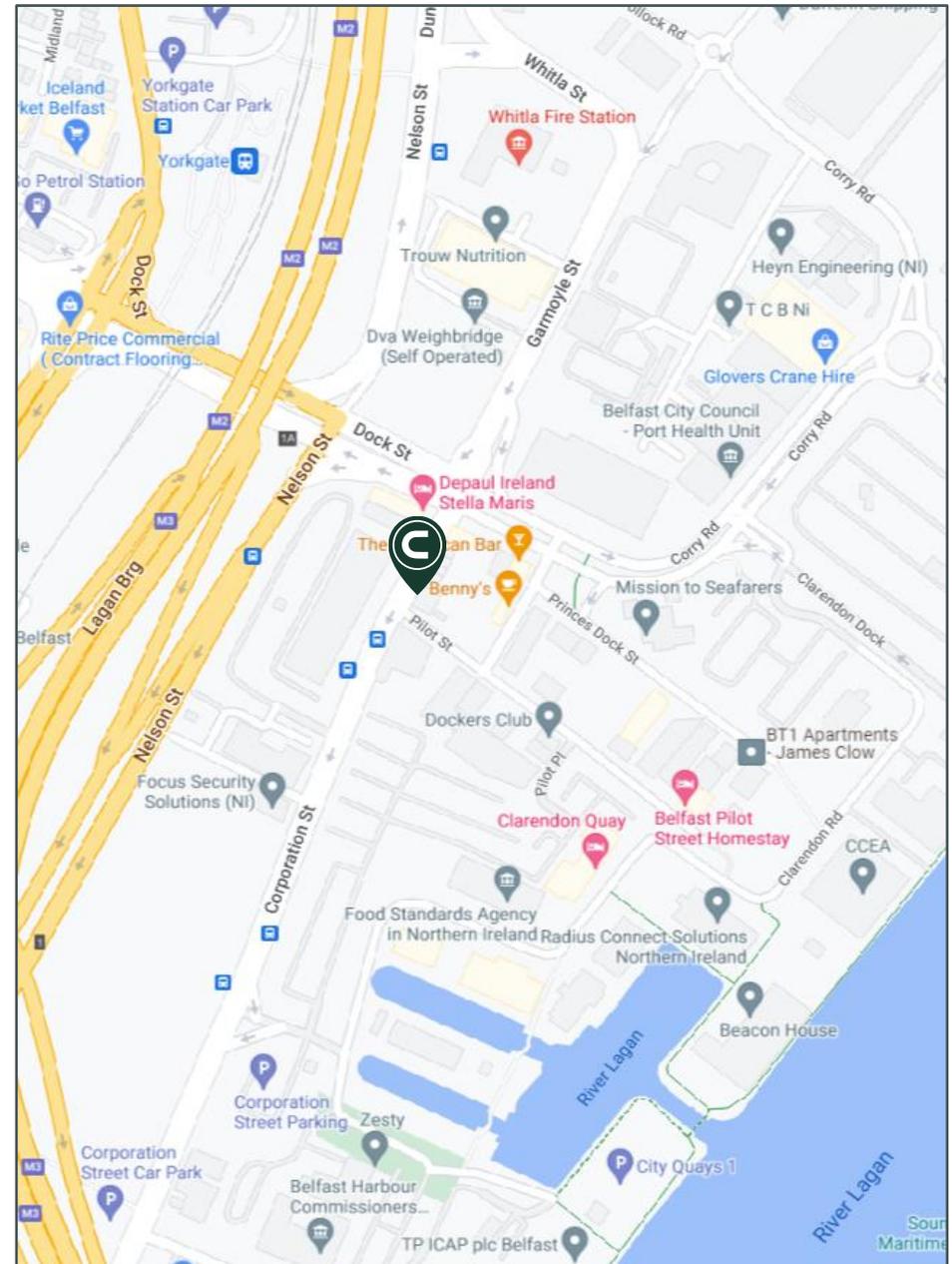
- Provides 1,582 sq ft of accommodation
- Excellent range of amenities nearby

## Location

The subject property occupies a prominent corner position fronting Pilot Street and Garmoyle Street/Corporation Street. Corporation Street is a busy arterial route, facilitating high levels of passing traffic into Belfast city centre. The property is within walking distance to Cityside Retail Park and benefits from an ease of access to the M2 and M3 Motorway Network. The surrounding area of the site comprises a mix of uses with residential and commercial. Occupiers within the immediate vicinity include local bars and cafés.

## Description

The subject property comprises a ground floor retail unit that benefits from frontage onto Corporation Street. Internally, the unit is fitted to include carpeted flooring, plastered and painted walls and a suspended ceiling with spot lighting. The unit benefits from electric heating, W.C and kitchenette facilities.



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## Accommodation

Area	Sq Ft	Sq M
Ground Floor	1,582	147.01

## Lease Details

Rent	On Application
Term	Negotiable
Repairs/Insurance	Effective full repairing and insuring basis
Service Charge	A service charge will be levied to cover the cost of exterior repairs, maintenance, security and management.

## Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £5,200. The rate in the £ for 2023/24 in Belfast is £0.572221 therefore the estimated rates payable for 2023/24 are £2,976.

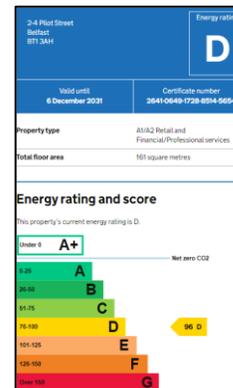
## VAT

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

## EPC

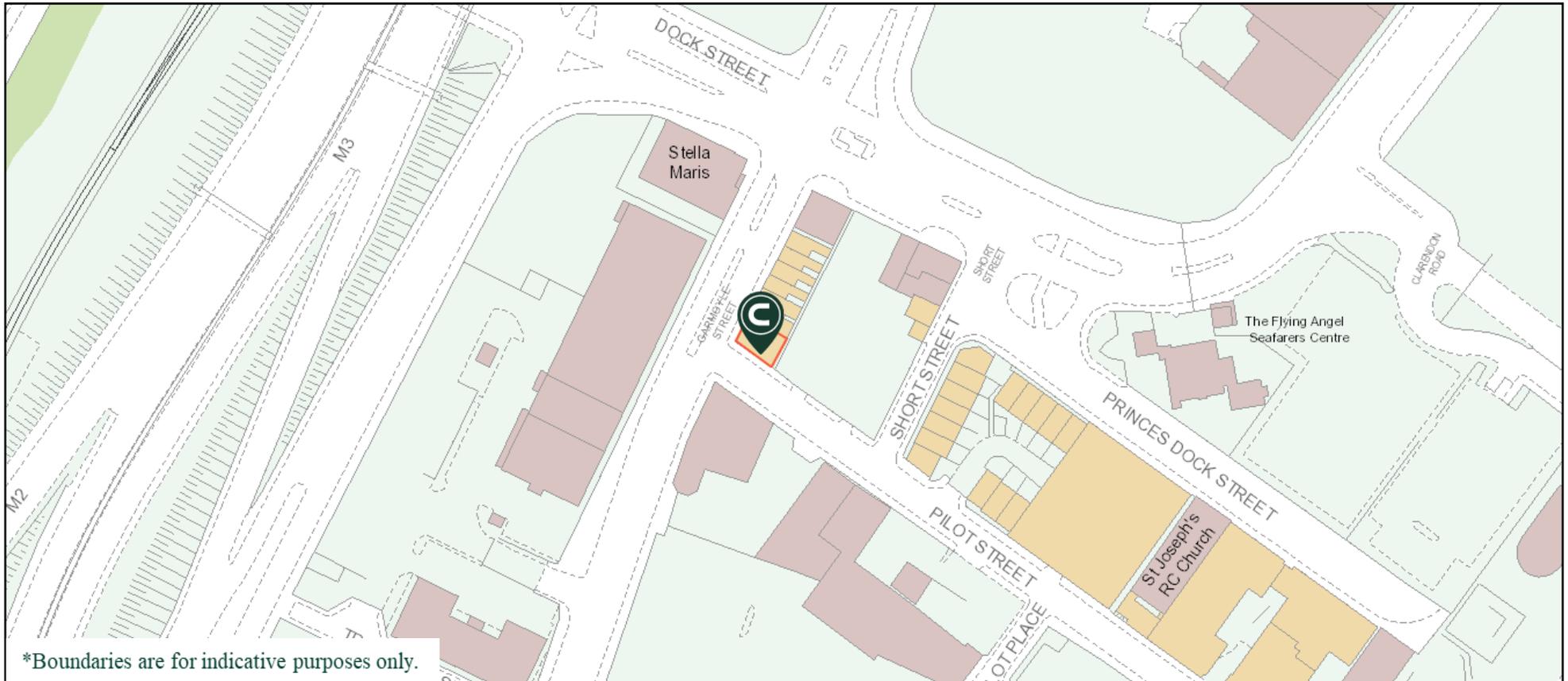
The building has been rated as D-96 under EPC regulations.

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



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## Contact Us

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