

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

7 UNION STREET, BELFAST BT1 2JF

**CBRE NI**  
PART OF THE AFFILIATE NETWORK



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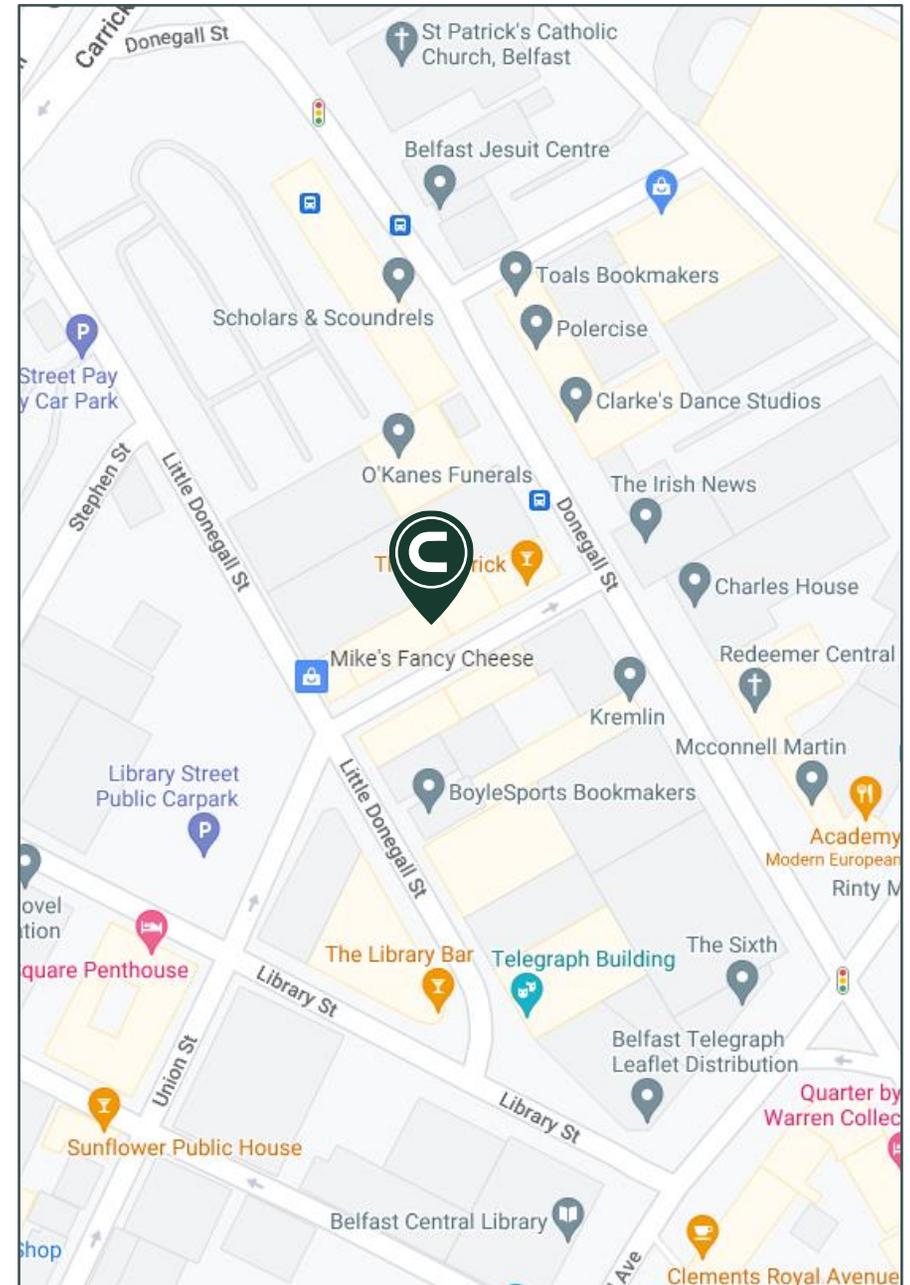
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## Location

The subject property is located on Union Street in Belfast city centre. Union Street is situated between Little Donegall Street and Donegall Street which benefits from high volumes of footfall. The unit is a short distance away from the new Ulster University campus where an estimated 15,000 students and staff currently study. The surrounding area comprises mainly of local independent operators.

## Description

The property comprises a ground floor retail unit which is finished to include laminate flooring, plastered and painted walls and a suspended ceiling with recessed spot lighting. The unit further benefits from kitchen and W.C facilities.



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## Accommodation

Area	Sq Ft	Sq M
Ground Floor	883	82.08

## 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 £6,600. The rate in the £ for 2023/24 in Belfast is £0.572221 therefore the estimated rates payable for 2023/24 are £3,777.

## VAT

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

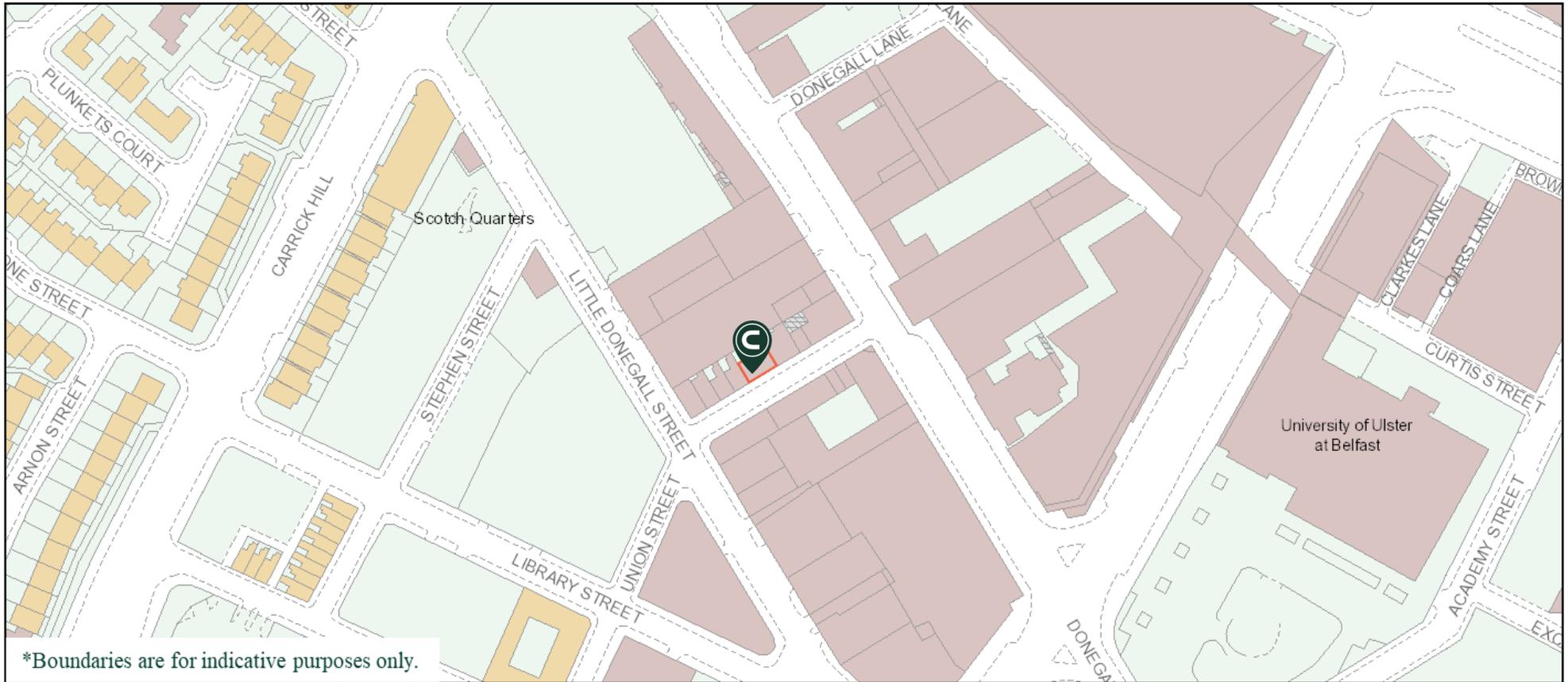
## EPC

The building has been rated as C-61 under EPC regulations. A copy of the EPC Certificate is available adjacent and can be made available on request.



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