

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

12 KING STREET, BELFAST BT1 1HU

CBRE NI
PART OF THE AFFILIATE NETWORK



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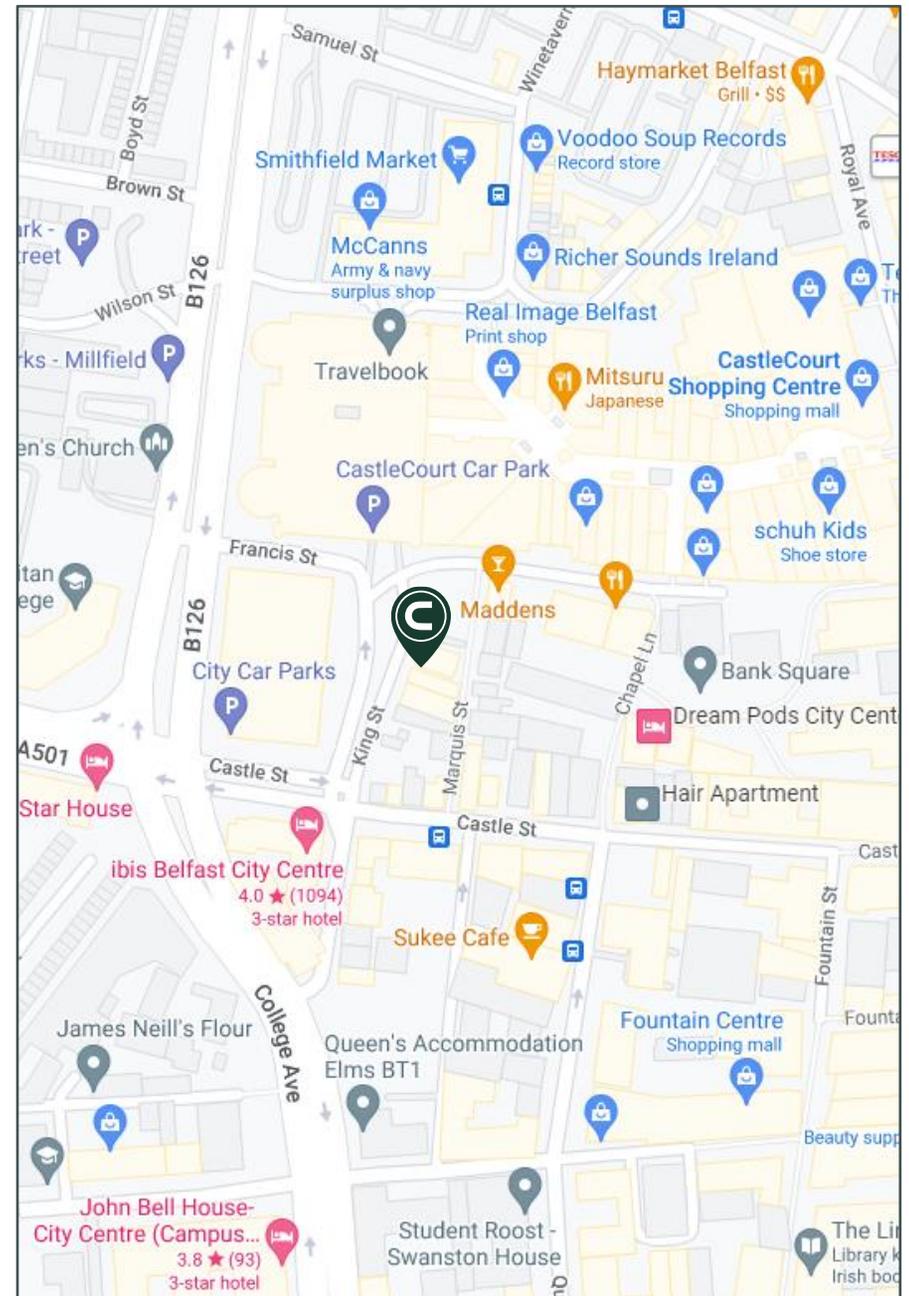
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Location

The subject property is located on King Street in Belfast City Centre. King Street is adjoined by Castle Street which benefits from high volumes of footfall and is a busy route connecting the city centre to the west of the city. The subject property is near Castlecourt Shopping Centre and the multi-storey car park. Nearby occupiers include Iceland, Primark and the Ibis Hotel.

Description

The subject property comprises a commercial unit that provides accommodation over 3 floors. Internally the property is finished to include carpet flooring, plastered and painted walls and suspended ceiling with recessed spot lighting. The ground floor provides WC and kitchen facilities while the upper floors were previously used as office accommodation.



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Accommodation

Area	Sq Ft	Sq M
Ground Floor	981	91.16
First Floor	688	64
Second Floor	444	41.28
Total	2,113	196.44

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.

VAT

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

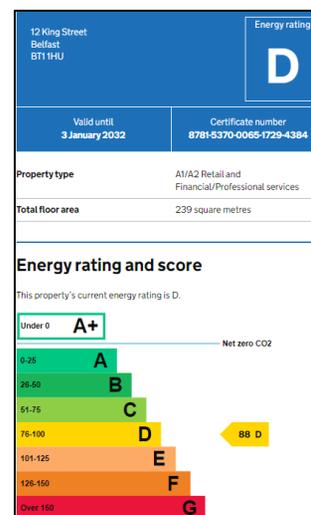
Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £9,350. The rate in the £ for 2023/24 in Belfast is £0.572221 therefore the estimated rates payable for 2023/24 are £5,350.

EPC

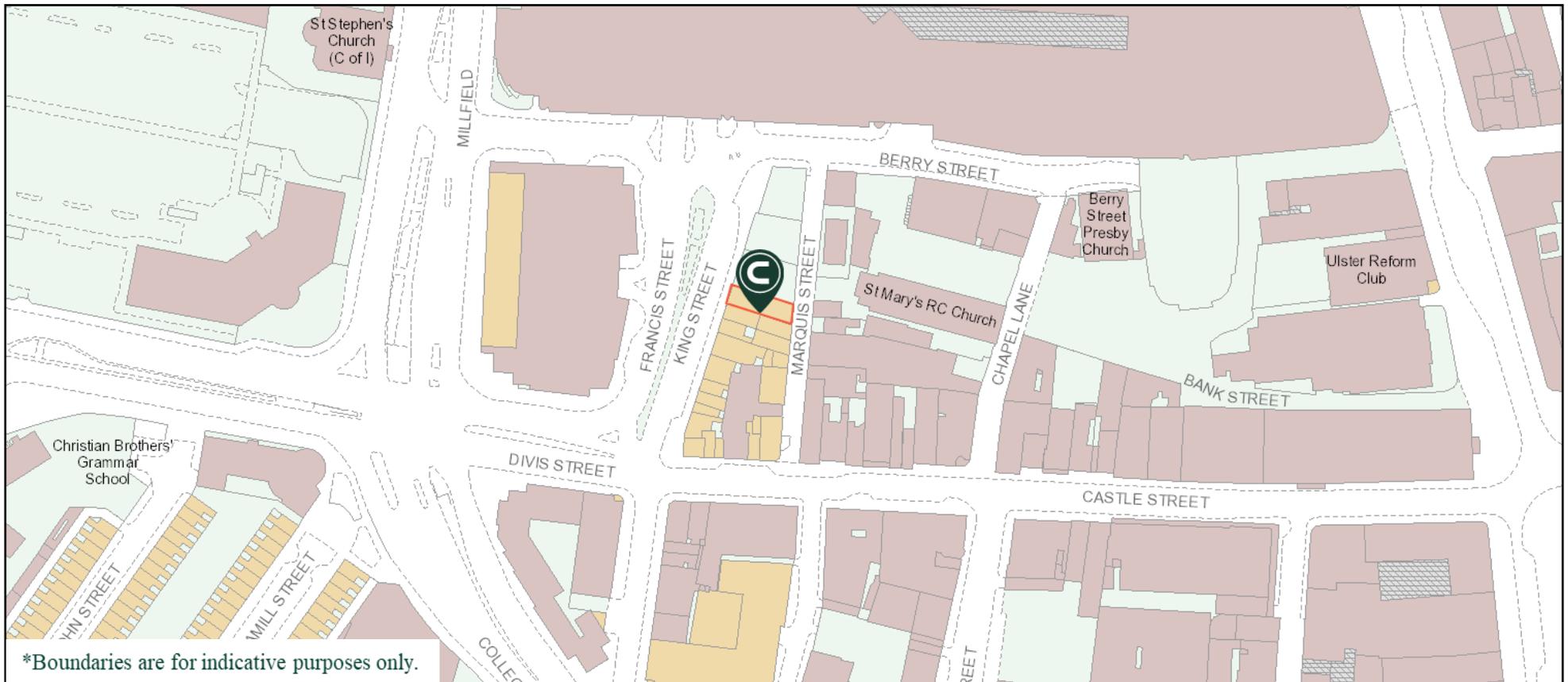
The building has been rated as D-88 under EPC regulations.

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



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