

TO LET – RETAIL OPPORTUNITY

LAGANSIDE BUS STATION, DONEGAL QUAY BELFAST, BT1 3FF

CBRE NI

PART OF THE AFFILIATE NETWORK



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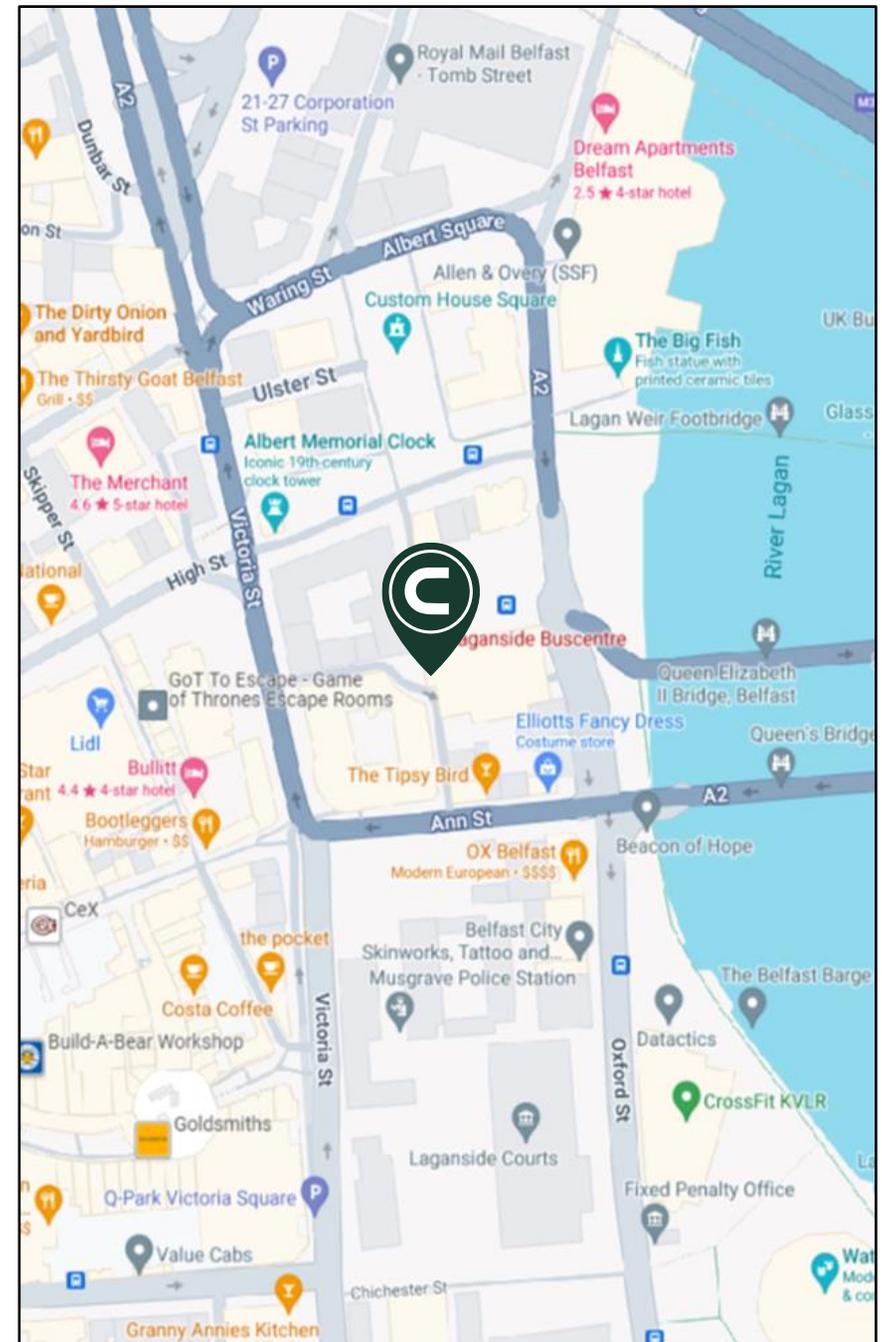
Location

Laganside Bus Station occupies a prominent city centre location. The Bus Station adjoins Donegall Quay multi-storey car park and is accessible via Oxford Street, Ann Street and Victoria Street (via Marlborough Street).

Laganside Bus Station is situated in close proximity to Victoria Square shopping centre and Belfast's retail core. Occupiers of note in the locality include First Trust, Allen & Overy and Royal Mail.

Description

The subject property comprises a self-contained retail unit. The property has been finished to include solid tiled flooring, suspended ceilings, recessed lighting and heating & cooling cassette units. The property may be suitable for a wide variety of uses subject to planning permission and necessary statutory consents.



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Lease Details

Rent	On Application
Term	Negotiable
Repairs/Insurance	Internal repairing and insuring
Utilities	The occupier will be responsible for payment utilities consumed on the premises

Accommodation

Area	
64.14 Sq M	331 Sq Ft

Rateable Value

Payment of rates is the responsibility of the occupier, if demanded. We have been advised by Land and Property Services that the estimated rateable value for the property is £5,400. The rate in the £ for 2023/24 is 0.572221. Therefore, the rates payable for 2023/24 are £3,089 before the application of small business rates relief which an incoming occupier may benefit from.

VAT

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

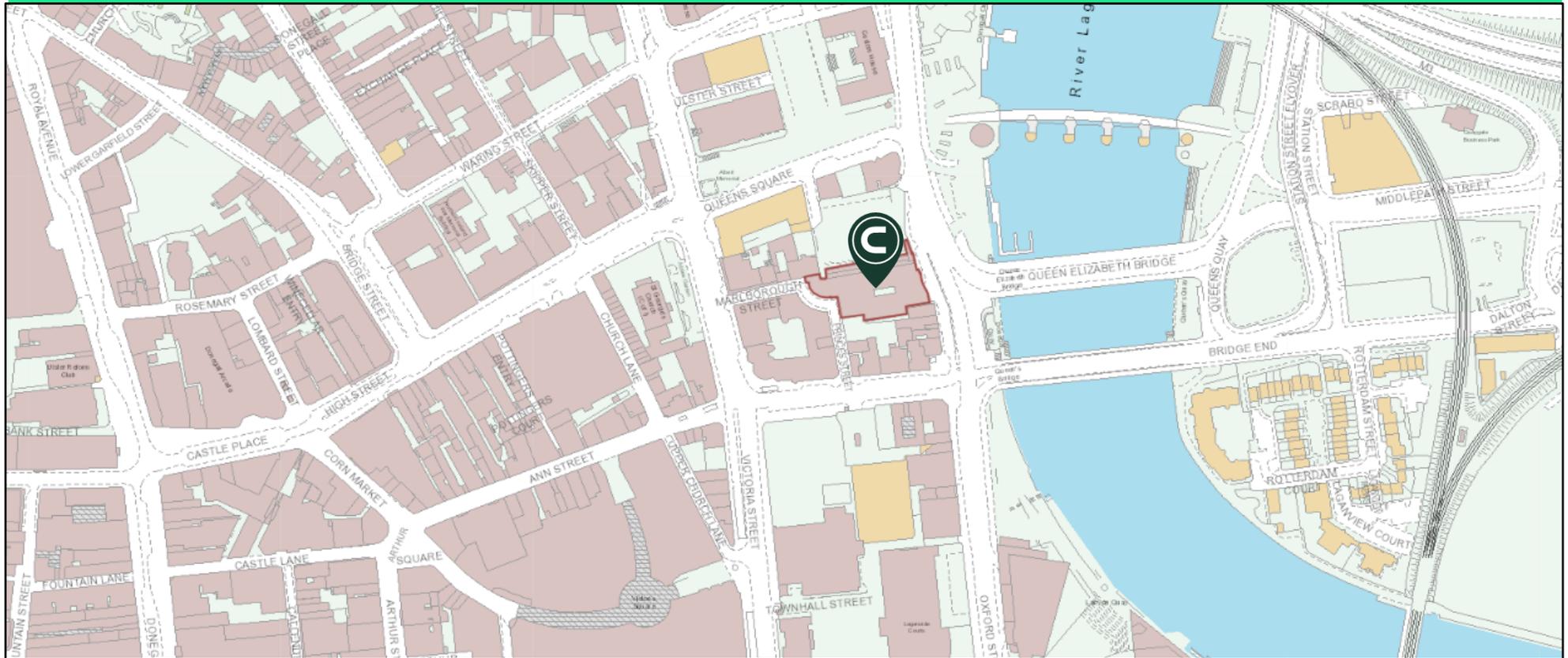
EPC

A copy of the EPC certificate is available below and can be made available upon request.



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Contact Us

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