

TO LET

Ground Floor, 74-76 Dublin Road,
Belfast



Excellent Ground Floor Office/Showroom/Retail Unit

Property Highlights

- Prominent high profile location, occupying a corner site.
- Huge pedestrian and traffic flow.
- External area to front for displays or potentially external seating.
- Extending to approx. 3,000 sq ft (278sqm)
- Take the 3D Tour: [Ground Floor 74-76 Dublin Road](#)

For more information, please contact:

Robert Toland
028 9023 3455
robert.toland@cushwake-ni.com

Mark McCaul
028 9023 3455
mark.mccaul@cushwake-ni.com

Cushman & Wakefield
5 Oxford Street
BT1 3LA

cushmanwakefield-ni.com

Location

The subject property occupies a prominent location on the busy Dublin Road in close proximity to Shaftesbury Square and provides good accessibility to both City Centre and South Belfast.

As a result of being situated on this extremely busy thoroughfare it benefits from high levels of pedestrian footfall and vehicular traffic on a daily basis.

Occupiers in close proximity include; Ulster Bank, Equality Commission, Salvation Army, Halifax, Santander, MacMillan Media, Fintru and the BBC.

Description

The property comprises of a five storey office building finished to a high specification to include raised access flooring, plastered painted walls, air conditioning, suspended ceilings, recessed lighting together with male and female WC facilities.

The ground Floor suite, currently fitted as a showroom/office would also be suitable for retail or other uses, subject to any necessary consents.

Accommodation

The premises provides the following approximate area:

Description	Sq Ft	Sq M
Ground Floor	3,000	278

Lease Details

Term	By Negotiation
Rent	Upon Application
Repairs & Insurance	The tenant is responsible for internal repairs and to reimburse the landlord in respect of a fair proportion of the buildings insurance.
Service Charge	Levied to cover external repairs, maintenance, management, security and cleaning of common the parts. Amount to be confirmed.

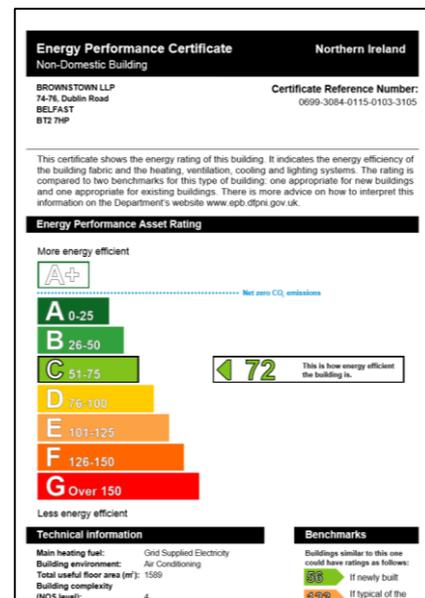
NAV

We are advised by Land & Property Services that the NAV of the ground floor is £32,464 resulting in rates payable of c. £17,471 pa based on the current rate in the £ 0.538166 (2020/2021).

VAT

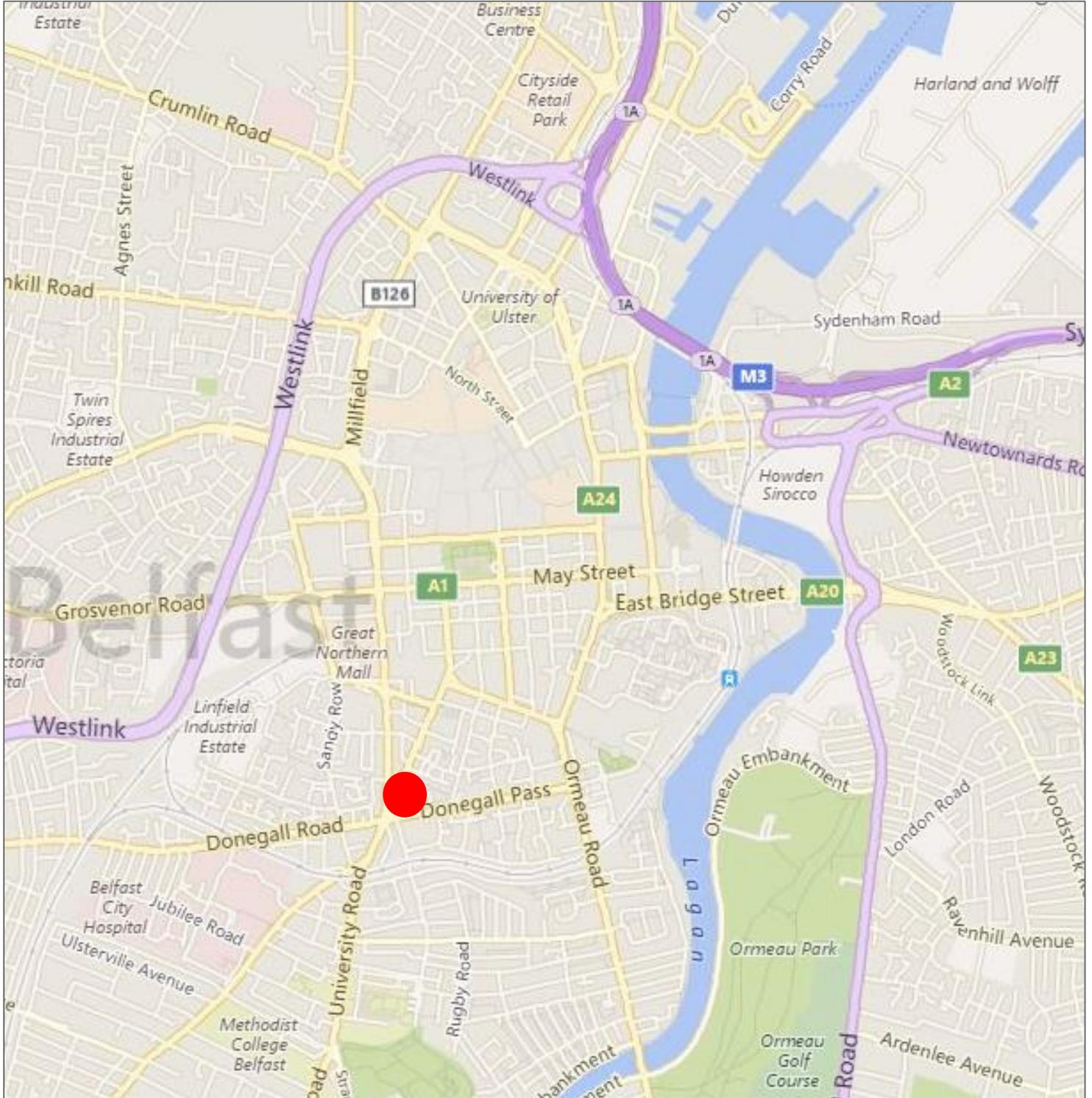
All prices, charges and rentals are quoted exclusive of VAT, which may be chargeable.

EPC



TO LET

Ground Floor, 74-76 Dublin Road,
 Belfast



Not to Scale/For Identification Purposes Only

"McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:
 (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
 (ii) McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
 (iii) no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
 (iv) rents quoted in these particulars may be subject to VAT in addition;
 (v) McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
 (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."