



Prominent Ground Floor Retail Unit

Property Highlights

- Situated close to Belfast City Hall and the City's retail core.
- Key retailers in the vicinity include Savers, Sawers, Boots, Café Nero and Matchetts Music.
- Extending to approximately 777 sq.ft. (72.21 sqm).
- Available immediately.

For more information, please contact:

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

James Russell
028 9023 3455
james.russell@cushwake-ni.com

cushmanwakefield-ni.com

TO LET – ON SHORT TERM FLEXIBLE BASIS 33 Queen Street, Belfast, BT1 6EA

Location

The property occupies a highly prominent position in Belfast city centre on Queen Street close to its junction with College Street, only c. 100m from Wellington Place and Fountain Street.

It is situated within a few minutes walk of Belfast City Hall and the City's retail core of Donegall Place, Corn Market, Castlecourt and Victoria Square Shopping Centre.

Key retailers in the vicinity include Savers, Sawers, Boots, Waterstones, River Island, Zara and Primark.

Description

The unit comprises an open plan ground floor retail sales area together with a store and WC to the rear. It is finished internally to include plastered/painted walls and ceilings along with spot lighting. The property also benefits from a fully glazed timber shop front and an electric roller shutter.

Accommodation

The unit extends to the following approximate areas:

Description	Sq Ft	Sq M
Ground floor retail sales	752	69.89
Ground floor store	25	2.32
Total	777	72.21

Lease Details

Term	Flexible – By Negotiation.
Rent	£13,000 pax, subject to contract. Rent is inclusive of service charge and buildings insurance but excludes rates and utilities.
Repairs	Tenant responsible for internal repairs and maintenance to the unit including the shop front.

NAV

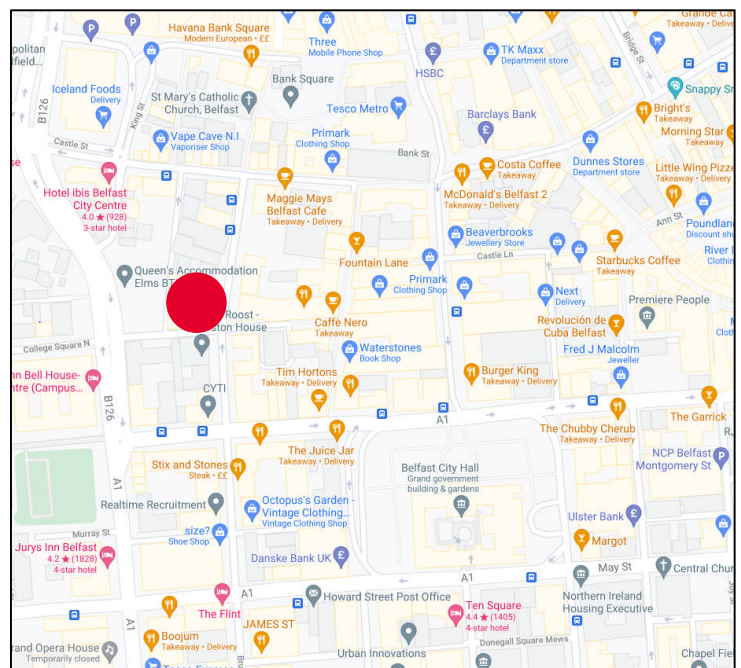
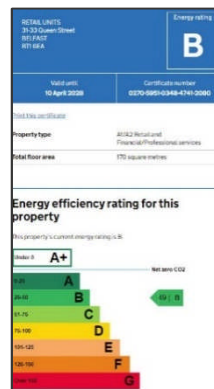
We are advised by Land & Property Services that the NAV for the unit is £8,700 resulting in rates payable 2021/22 of c. £3,780*.

*After Small Business Rates Relief

VAT

We are advised that the property is not elected for VAT.

EPC



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