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**FRAZER
KIDD**

TO LET - PRIME RETAIL PREMISES

27 CORNMARKE Belfast BT1 4DB



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Summary

- High profile retail premises situated in a prime City Centre location.
- The area is a hub for shoppers being situated on the main throughfare between Castle Court and Victoria Square Shopping Centres.
 - Comprises a two-story retail premises extending to c.379 Sq Ft.
- Nearby retailers include Dr Martins, Dunnes Stores, Starbucks, White Stuff, Joules, Jack Wills, Cotswold & Seasalt Cornwall.

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Location

Belfast has an estimated shopping catchment of approximately 1 million people within a 20-minute drive-time of the City Centre. With excellent road and rail connections, the city enjoys an increasing number of visitors who have voted Belfast as one of the UK's top weekend break destinations.

The subject unit occupies a prime position on Cornmarket adjacent to Arthur Square and the entrance to Victoria Square. It is located on the main thoroughfare between Victoria Square and Castle Court benefitting from large volumes of passing footfall as a result.

Nearby retailers include Dr Martins, Dunnes Stores, Starbucks, White Stuff, Joules, Jack Wills, Cotswold & Seasalt Cornwall.

Description

The property comprises a two-story retail premises with a highly prominent shop frontage benefitting from extremely high volumes of passing footfall. The property was previously occupied by Thorntons.

The ground floor is completely open plan and is fitted to include an air-conditioning unit and tiled flooring. The first floor comprises of two storage rooms.

Accommodation

The approximate Net Internal Areas are as follows:-

Floor	Sq m	Sq ft
Ground Floor:	23.31	251
First Floor	11.88	128
Total	35.19	379

Rent

Inviting offers in the region of £27,500 Per Annum.

Lease

Length of lease by negotiation.

Service Charge

The tenant to be responsible for payment of a service charge in connection with the landlord's outgoings to include the upkeep and maintenance of the exterior and any common areas, repayment of the landlord's building insurance premium and payment of agent's management fees.

Rates

NAV: £15,600

Rate in £ (2020 - 2021): 0.538166

Rates Payable: £8,395.39 per annum

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

VAT

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

Viewing

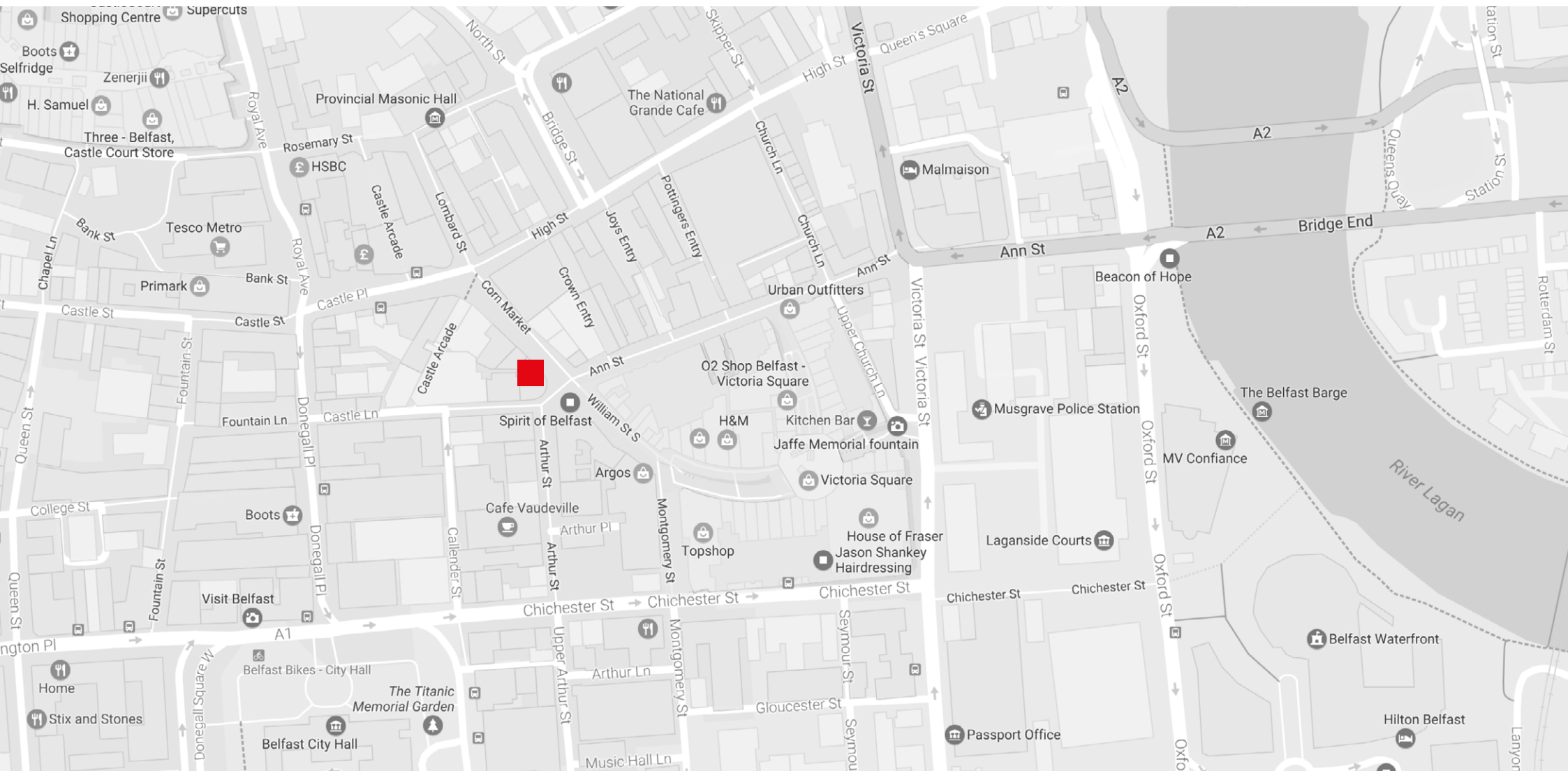
Strictly by appointment with the sole letting agents.

Frazer Kidd

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FRAZER KIDD

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EPC

27 Corn Market BELFAST BT1 4DB		Energy rating D
Valid until 10 June 2029	Certificate number 9328-3046-0318-0400-0895	
Print this certificate		
Property type	A1/A2 Retail and Financial/Professional services	
Total floor area	57 square metres	
Energy efficiency rating for this property		
This property's current energy rating is D.		

Disclaimer

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