



## To Let Superb Retail/Office Suite

Unit B5 & B6, First Floor, Lesley Fountain Centre,  
College Street, Belfast



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**



## SUMMARY

- Excellent City Centre location
- Good mix of both local & Multiple Retailers within the vicinity

## LOCATION & DESCRIPTION

Last remaining retail/office suite situated within the piazza level of the Lesley Fountain Centre, which is located in the heart of Belfast City Centre.

The area is a popular retail location in close proximity to Donegall Place which is the prime shopping area of Belfast City Centre.

The immediate area comprises a mix of multiple and local retailers. Occupiers in the vicinity includes Caffé Nero, Savers, Sawers, Ellisons Jewellers and Hallmark.

Unit B5 B6 are fully fitted and available with minimal ingoing expenditure

## LEASE DETAILS

Term:	5 years.
Repairs:	Tenant responsible for internal repairs.
Service Charge:	Levied to cover a fair proportion of the building insurance premium, external repairs, maintenance of common areas and any other reasonable outgoings of the Landlord.

## VAT

All prices, outgoings and rentals are exclusive of, and will be liable to Value Added Tax.

## VAT

NAV £4,700  
Rate in £ 2025/26 = 0.626592  
Rates payable 25/26 = £2,208.73  
(Includes 25% Small Business Rates Relief)

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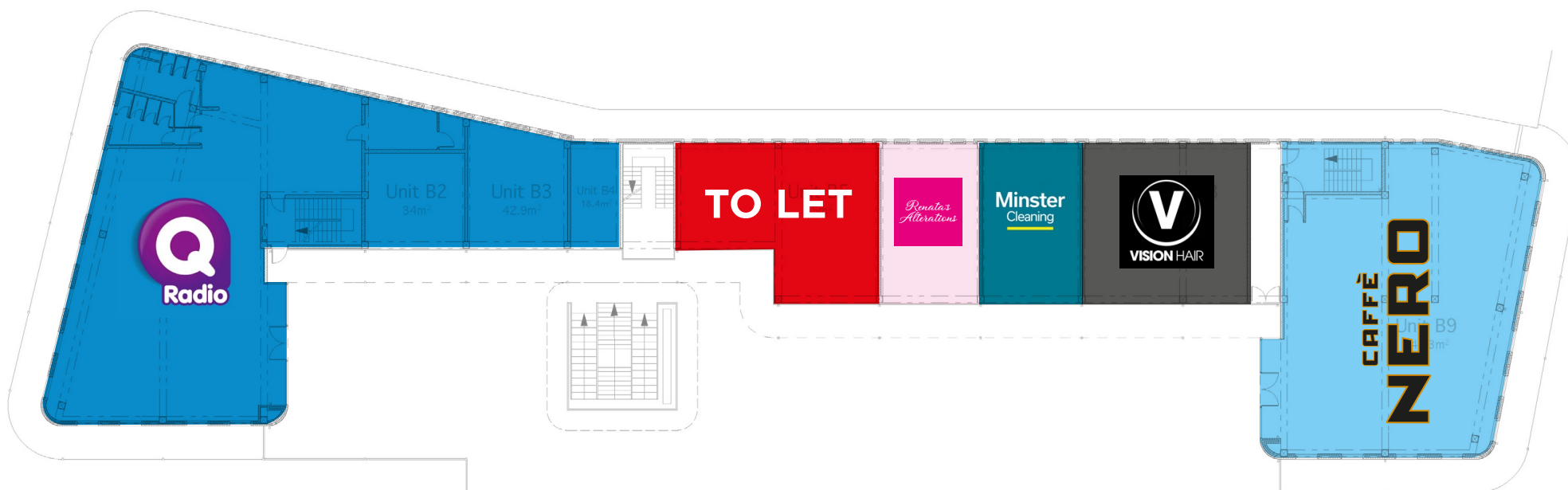
  
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## ACCOMMODATION

Unit	Sq M	Sq Ft
Unit B5 & B6	94.76	1,020

## RENTAL SCHEDULE

Unit	Rent (p.a.x.)	Service Charge (p.a.x.)	Insurance
B5 & B6	£15,000	£4,000	£492



Not To Scale. For indicative purposes only.

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
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**EPC**

<b>Energy Performance Certificate</b>		<b>Northern Ireland</b>	
Non-Domestic Building			
<b>60</b> Pountain Centre George Street Belfast BT1 6BT		Certificate Reference Number: 9009-500-1063-0000-1001	
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building and the heating, cooling, ventilation and lighting systems. The rating is compared to ten benchmarks for this type of building on average for new buildings and one benchmark for existing buildings. More advice on how to improve this information on the Department's website <a href="http://www.doeni.gov.uk">www.doeni.gov.uk</a>			
<b>Energy Performance Rating</b> <div>  <div>             Best energy efficiency  <b>A</b> 20-25  <b>B</b> 26-50  <b>C</b> 51-75  <b>D</b> 76-90  <b>E</b> 91-100  <b>F</b> 101-120  <b>G</b> 121-150              Worst energy efficiency           </div> </div> Not used in NI: <b>colours</b>			

## INFORMATION

For further information please contact:

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