



TO LET

Ground floor, 52 Hill Street, Belfast, BT1 2LB

Fantastic Retail / Showroom premises comprising c.1,538 sq.ft.

Lisney

Features

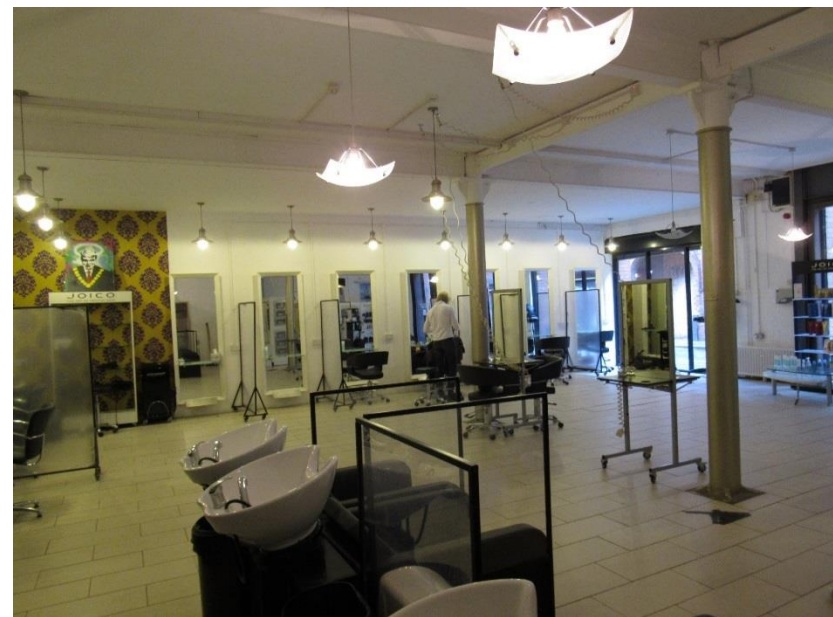
- Ground floor accommodation of circa. 1,538 sq.ft.
- May suit retail, office, showroom or restaurant use, subject to planning consents
- Substantial refurbished former 'Linen Warehouse' within the Cathedral Quarter
- Within walking distance of Belfast City Centre and main public transport links

Location

Hill Street is located in the heart of Belfast's Cathedral Quarter (near St Anne's Cathedral) and in immediate proximity to the city's retail core of Donegall Place, Royal Avenue and Castlecourt Shopping Centre.

The location benefits from a high degree of accessibility given its immediate proximity to the M1 via the Westlink, M2 and M3 Motorways. The surrounding area has witnessed significant investment and regeneration activity over the past number of years with the on-going development of the new enlarged University of Ulster campus and the continued expansion of the local food and beverage and nighttime leisure sector.

The exciting development proposals for Tribeca, Belfast will also have a positive impact on the immediate vicinity.



Accommodation

Ground floor 1,538 sq.ft.

Description

The property comprises a former Linen warehouse built circa. 1905 of solid red brick construction. The subject is an attractive open plan ground floor unit with period features and columns.

The subject benefits from separate ground floor access to the rest of the building.

The floor space could be easily utilised for offices, showroom or restaurant purposes subject to planning.

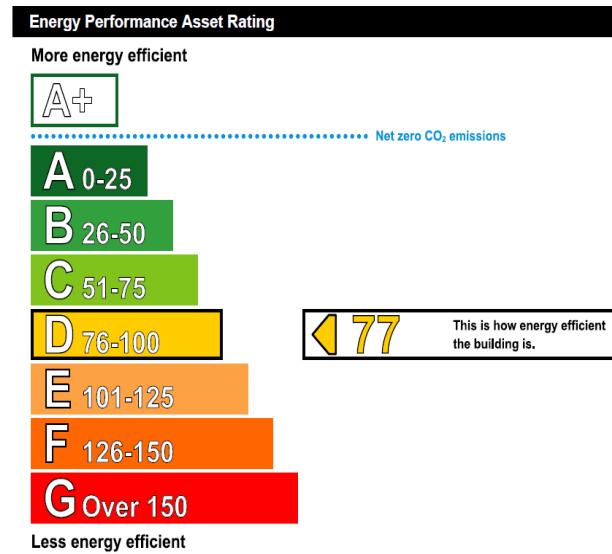
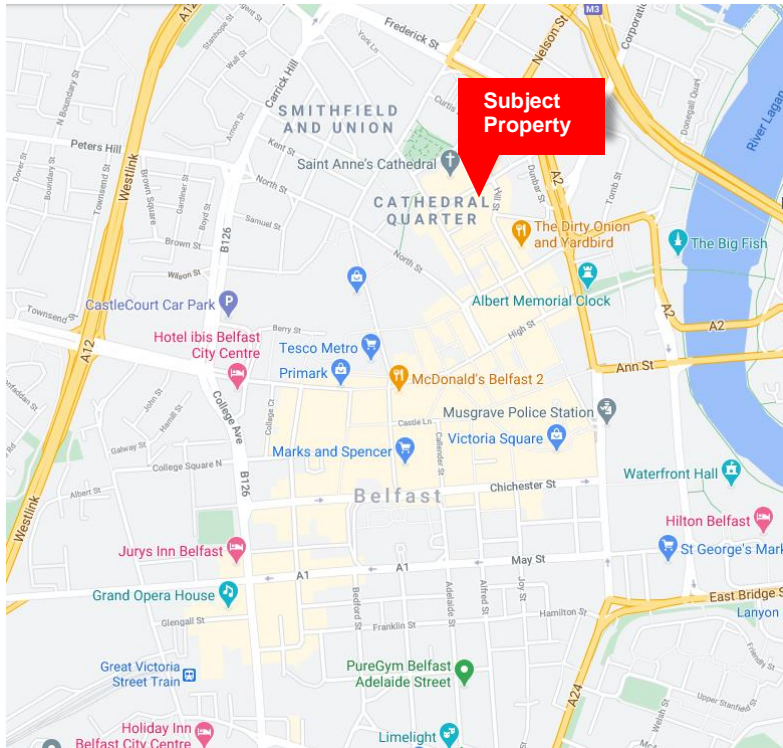
Service Charge

Offered on effectively Full Repairing and Insuring terms.

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, and buildings insurance.



Energy Performance Certificate



Rent

£15,000 exclusive

Term

Subject to negotiation

Rates

Net Annual Value - £8,750

Rates Payable 20/21 - £4,709

VAT

All prices and outgoings stated are exclusive of but may be subject to VAT.

Contact

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Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>
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