



# McCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

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RETAIL



## TO LET

**Excellent City Centre Retail Unit**  
**c. 725sq ft (c. 67.4 m<sup>2</sup>)**

**31 Queen Street**  
**Belfast**  
**BT1 6EA**



- **An attractive retail unit which occupies a desirable location within the city centre.**



The Independent  
Commercial Property  
Consultants Network

MONTGOMERY HOUSE,  
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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## LOCATION

Situated just off the busy pedestrianised area of College Street / Fountain Street, this attractive retail unit occupies a desirable location within the city centre. Neighbouring occupiers include Craftworld, Oassis Amusements, Sall Hair and Beauty and The Cofee Dock.

## DESCRIPTION

The property is currently being refurbished.

Finishes will include aluminium shop front, plastered painted walls, suspended ceiling, recessed lighting and laminate flooring.

## ACCOMMODATION

	sq ft	m <sup>2</sup>
Sales:	725	67.4
WC facilities:	---	---
<b>Total:</b>	<b>725</b>	<b>67.4</b>

## LEASE DETAILS

Term:	Negotiable.
Rent:	£12,000 per annum.
Repairs:	Tenant responsible for internal repairs including shop front plus contribution towards landlord's building insurance.
Service Charge:	A service charge will be levied to cover the cost of communal building maintenance, repairs and management fees.

## VAT

We understand the property is not VAT registered.

## NAV

We are advised by Land & Property Services of the following:

Net Annual Value:	£8,650 per annum
Rate in the £:	£0.582601 (2016/2017)
Estimated rates payable:	£5,039 per annum (2016/2017)



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## VIEWING

Strictly by appointment through McConnell Chartered Surveyors.

Contact: Andrew Agnew / Shaun Wallace

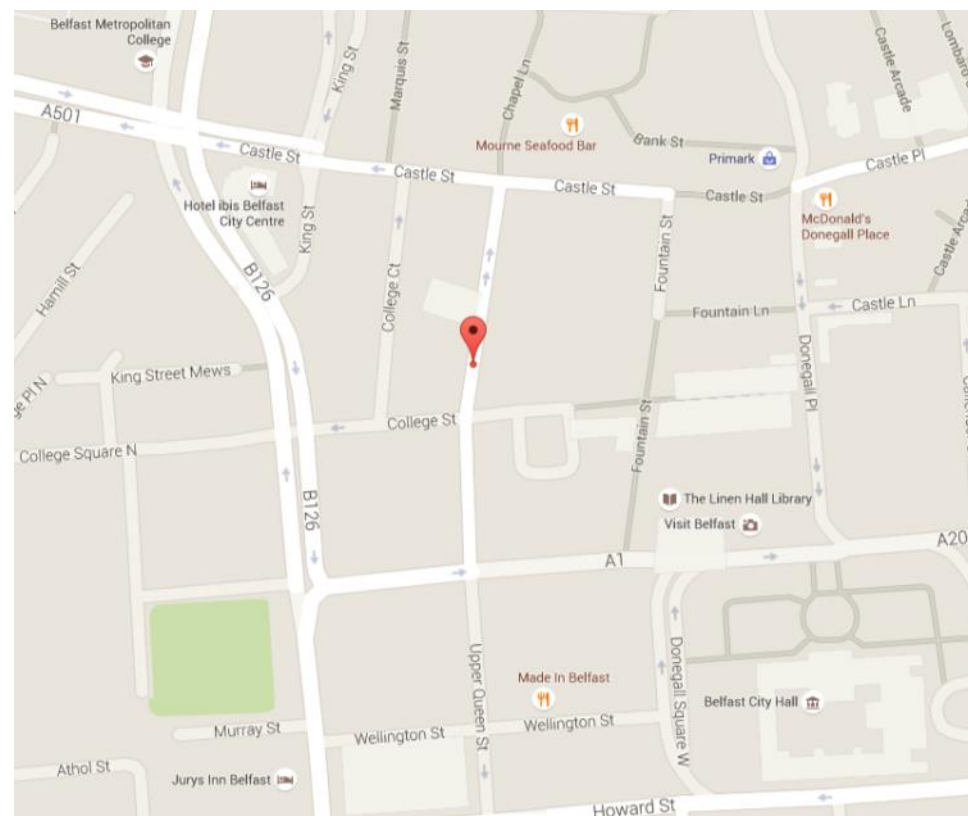
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## LOCATION MAP



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## EPC



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