



McCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

www.mcconnellproperty.com

RETAIL



TO LET

**Excellent City Centre Retail Unit
c. 725sq ft (c. 67.4 m²)**

**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 ²
Sales:	725	67.4
WC facilities:	---	---
Total:	725	67.4

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.

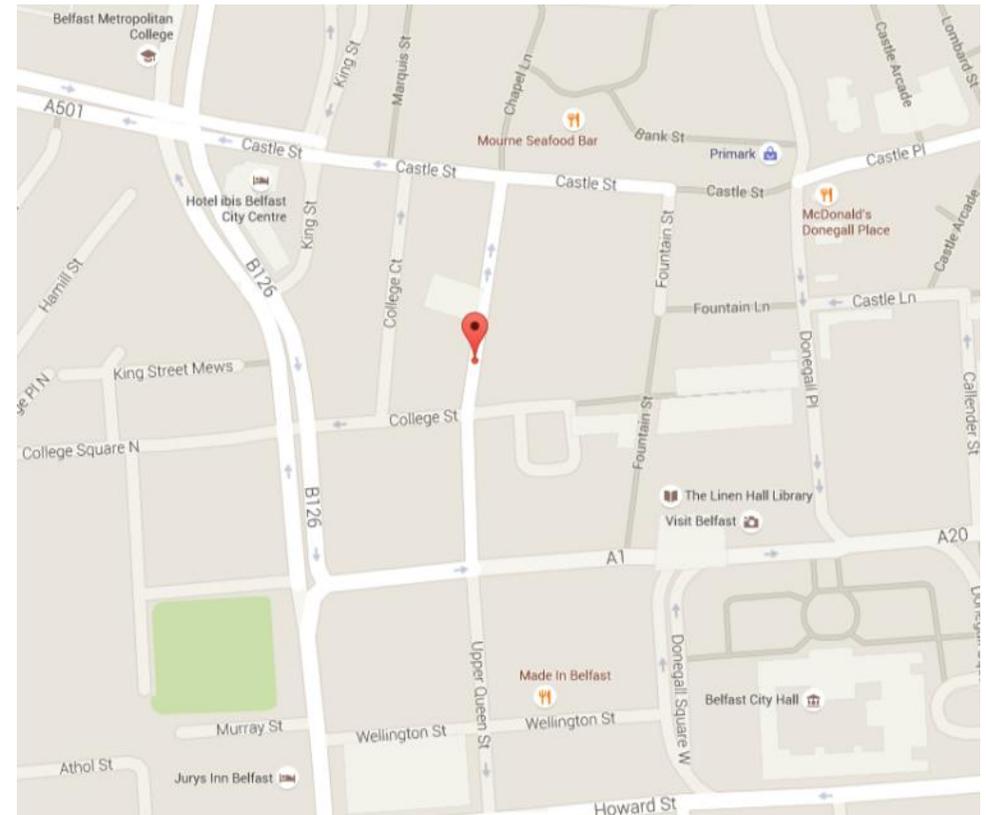
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LOCATION MAP



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EPC



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