



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
www.mcconnellproperty.com

RETAIL



TO LET

Excellent Retail Unit
C. 700 sq ft (65.3 sq m)

62 Donegall Street
BELFAST
BT1 2GT



- Cathedral Quarter location, adjacent to new University of Ulster campus
- Immediate Occupancy
- Car parking available by separate agreement
- No Rates until April 2021



The Independent
Commercial Property
Consultants Network

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

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E: info@mcconnellproperty.com



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LOCATION / DESCRIPTION

This retail unit is situated in the heart of Cathedral Quarter only a few minute's walk from Belfast City Centre and a two minute drive from the M2 and M3 Motorways.

The unit is also adjacent to the University of Ulster's new campus, scheduled to open in 2021, as well as a range of popular coffee shops, bars, restaurants and gyms.

The unit is located on the ground floor of an attractive red brick, Grade 2 listed office building and benefits from plastered and painted walls and concrete flooring.

Car parking spaces are available to rent in St Anne's Belfast Cathedral by separate agreement.

LEASE DETAILS

Rent: £10,000 per annum

Repairs: Internal Repairing and Insuring terms.

Insurance: Incoming tenant will be responsible for reimbursing the landlord the cost of the building insurance.

A service charge will be payable to cover an appropriate proportion for any external landlord repairs and maintenance.

The tenant will be liable for the landlord's agent's management fee based on 6% of the annual rent plus VAT.

EPC - E-120

VAT

The property is not elected for VAT therefore VAT will not be payable on the annual rent.

RATES

We are advised by Land & Property Services of the following that the current rates payable for 2020/21 (approx) is £3,148.27. We understand the property will benefit from Small Business Rates Relief at 20%.

NI Covid-19 Rates Support: We understand the unit may not be subject to commercial rates until 1st April 2021 as per the measures introduced by the NI Executive.

Interested parties are advised to make their own enquiries in relation to rates.

LOCATION MAP



VIEWING ARRANGEMENTS

Please contact Katie McConnell / Frazer Hood to view;

Email: katie.mcconnell@mcconnellproperty.com

Frazer.hood@mcconnellproperty.com

Tel: (028) 90 205 900



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