



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
www.mcconnellproperty.com

RETAIL



Boundary for indicative purposes only

TO LET

Prime City Centre Retail Unit
c. 1,000 sq.ft (92.9 sq.m)

16 Donegall Square North
Belfast
BT1 5GB



- **Highly prominent retail unit overlooking Belfast's City Hall**
- **High volume of passing pedestrian footfall**
- **Accommodation finished to a high standard**



The Independent
Commercial Property
Consultants Network

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

T: 028 90 205 900
E: info@mcconnellproperty.com

LOCATION

The subject property is located in a prime City Centre location on Donegall Square North, adjacent to Hotel Chocolat and Allied Irish Bank.

Other retailers within the immediate vicinity include Tim Hortons, Space N.K and Bob & Berts.

DESCRIPTION

Highly prominent ground floor retail unit.

The property is well presented throughout and would be suitable for a range of uses, subject to any necessary statutory consents.

Kitchenette and W.C facilities are contained within.

The property is Grade B+ listed.

ACCOMMODATION

We estimate the accommodation extends to c. 1,000 sq.ft

LEASE DETAILS

TERM: A new lease for a term by arrangement.

RENT: £47,500 p.a excl.

REPAIRS : Full Repairing & Insuring Terms via recovery of a service charge.

SERVICE CHG: A service charge will be payable to cover an appropriate proportion of the cost of external repair and maintenance. Current year estimate £1,000 plus VAT.

MANAGEMENT: Tenant responsible for landlord agent's management fee based on 6% of annual rent, plus VAT.

INSURANCE : Tenant responsible for reimbursing a fair proportion of the landlord's buildings insurance premium.





McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

www.mcconnellproperty.com

NET ANNUAL VALUE

We understand from Land and Property Services that the NAV is £39,600 (Non-domestic rate in the £ for 2020/21 - £0.538166).

Rates payable 2020/21 are therefore estimated to be c. £21,311 per annum.

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

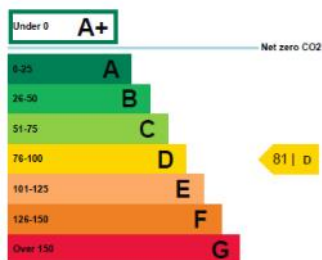
VALUE ADDED TAX

The property has been elected to VAT therefore VAT will be applicable on rent and all other outgoings.

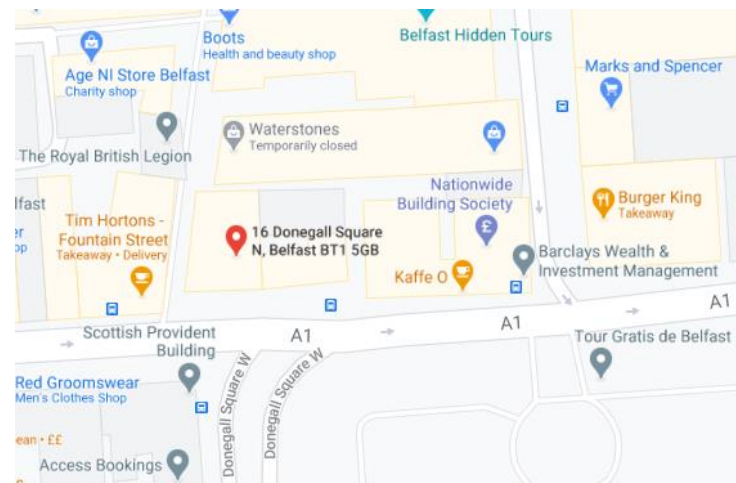
EPC

The property has an energy rating of D81.

Full certificates can be made available upon request.



LOCATION MAP



VIEWING

Viewing is strictly by appointment through McConnell Chartered Surveyors.

Contact: Philip Culbert or Rory Clark

Email: philip.culbert@mcconnellproperty.com

rory.clark@mcconnellproperty.com

Tel: 028 90 205900

© Crown Copyright 2113 2021

McConnell Chartered Surveyors for themselves and for the vendors/landlords of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of McConnell Chartered Surveyors has any authority to make or give representation or warranty in relation to this property.