

# McConnell



**028 90 205 900**  
mcconnellproperty.com

**TO LET**



**Excellent Retail Unit c. 460 sq.ft**  
**Upper Floor Stores c. 772 sq.ft**

**Total area c.1,232 sq.ft (114.46 sq.m)**

**8 College Street**  
**Belfast**  
**BT1 6BT**

- Prominent City Centre retail unit with flexible accommodation on the upper floors
- The property is located on the busy pedestrianised College Street within the retail core of Belfast's City Centre

Montgomery House,  
29-31 Montgomery Street, Belfast, BT1 4NX

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## LOCATION

The premises are prominently located on College Street which runs between Fountain Street and Queen Street in Belfast City Centre.

The recent addition of the Irish News to College Street, and the opening of the new Room2 Hotel on the corner of Queen Street, have contributed to an increase in footfall, and anticipated higher spending in the area.

Other occupiers in the area include Boots, Café Nero, Subway, Sawers and Ellisons Jewellers.

## DESCRIPTION

Prominent ground floor retail unit with first and second floor flexible accommodation, situated within a busy pedestrianised thoroughfare with excellent frontage onto College Street.

The property is fitted to include a suspended ceiling, spot lighting, wooden laminate flooring, painted / plastered walls and an electric roller shutter. W.C's are located on the first floor.

## ACCOMMODATION

We estimate the property to have the following areas:

	Sq.Ft	Sq.m
Ground Floor	460	42.74
Ground Floor Store	16	1.49
First Floor	411	38.18
Second Floor	345	32.05
<b>Total</b>	<b>c. 1,232</b>	<b>c. 114.46</b>



## LEASE DETAILS

- Rent: £20,000 p.a
- Term: A new lease for a term by negotiation.
- Repairs: Internal Repairing and Insuring terms.

## SERVICE CHARGE

A service charge will be applicable to cover a fair proportion of the cost of repair, maintenance and upkeep of common area's etc.

## INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium. Current year premium attributable to the subject £1,453.64

## MANAGEMENT

Tenant is responsible for the landlord's agent's management fee of 6% annual rent plus VAT.

## NAV

We are advised by Land & Property Services that the Net Annual Value of the premises is £14,100.

The current commercial rate in the pound is £0.599362 (2024/25) therefore the approximate rates payable in 2024/25 are £8,451.

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

## VAT

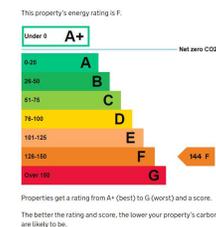
The property is not presently opted to tax therefore no VAT will be applicable on the annual rent.

## EPC

The property has an energy performance rating of F144.

The full certificate can be made available upon request.

### Energy rating and score



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## LOCATION



### 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/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Chartered Surveyors. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

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## VIEWING

For further information or to arrange a viewing, please contact:



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