



OKT
O'CONNOR KENNEDY TURTLE

TO LET Prominent City Centre Retail Unit of c. 1,225 sq ft
17 Wellington Place, Belfast BT1 6GE

LOCATION / DESCRIPTION

Belfast is Northern Ireland's capital and largest city with an immediate population of c. 268,000 persons and a wider catchment of 650,000.

The subject comprises an extremely prominent ground floor retail unit located on the busy pedestrian / vehicular thoroughfare known as Wellington Place in the heart of Belfast City Centre.

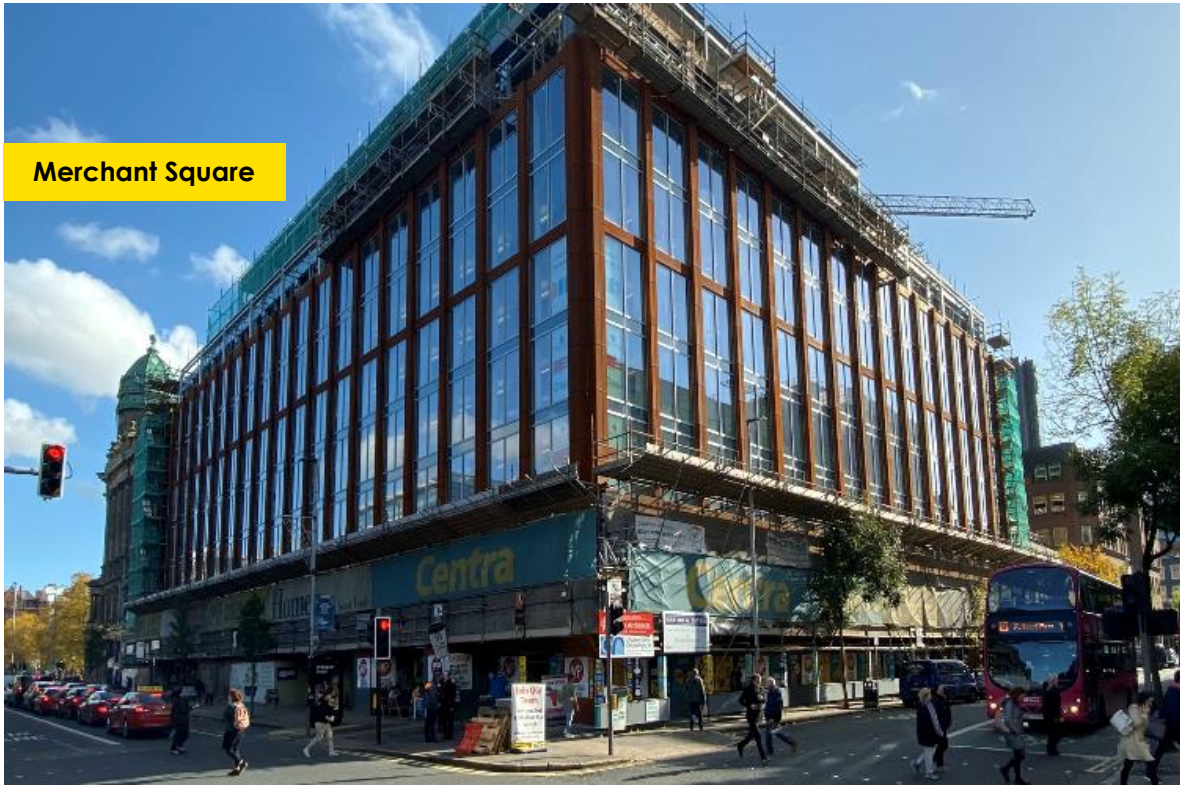
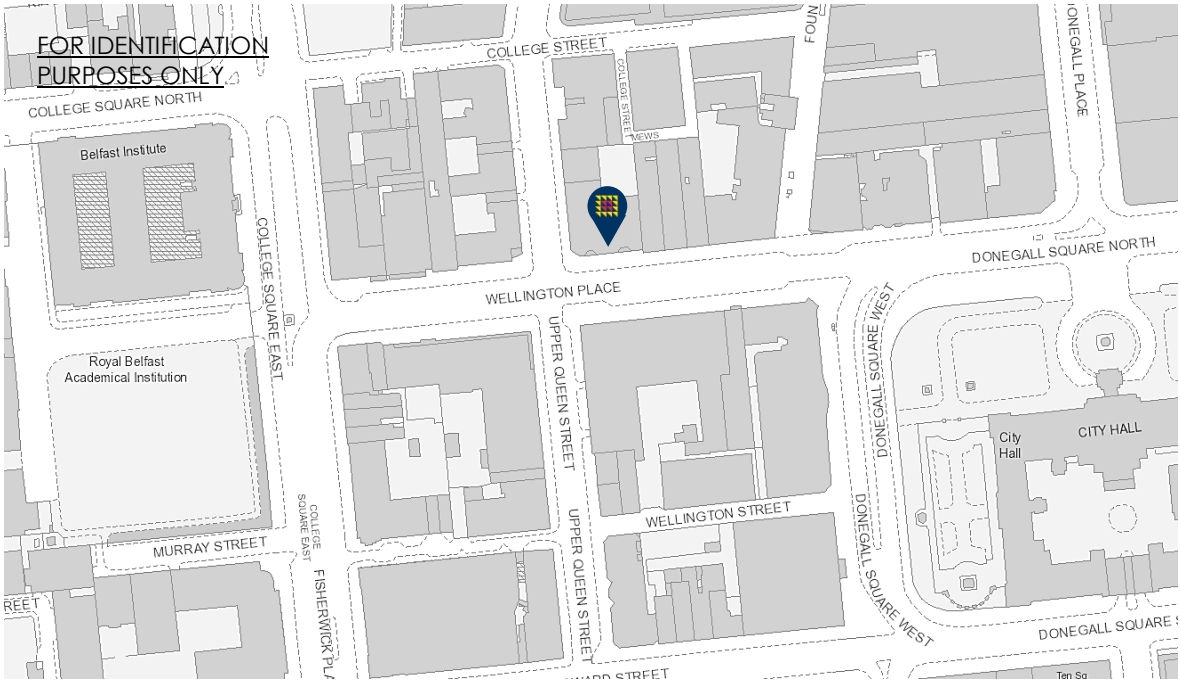
Wellington Place and the immediate locality is currently undergoing extensive redevelopment and regeneration to provide additional office, retail and student accommodation. PWC has signed a lease on the entirety of the upper floors at the mixed use Merchant Square Development located directly opposite the subject, which will provide 201,000 sq ft of Grade A office accommodation over 9 floors following completion in Q3/4 2020 and house c. 2,500 staff.

The student accommodation at Swanson House, John Bell House and the newly developed Elms BT1 on College Street, have recently opened their doors a short distance from the subject providing a combined total of c. 1,500 beds to meet the increase in demand driven by Queens University and the new University of Ulster Belfast Campus.

The subject property provides retail accommodation arranged over ground floor level with first floor storage and is fully fitted to include glazed aluminium shop front, painted / plastered walls and ceilings, painted concrete floor, strip fluorescent / spot lighting, air conditioning, changing rooms, a range of shelving / racking and display units, kitchenette and WC facilities.

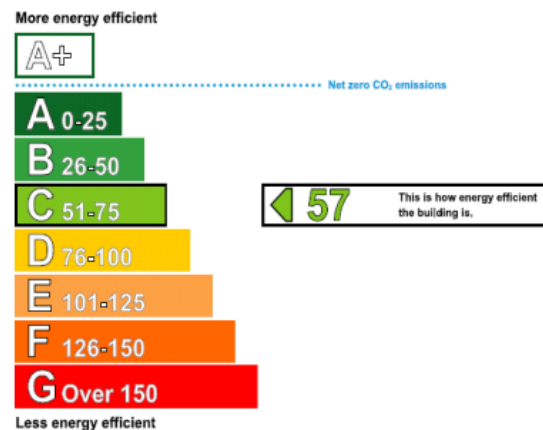
Neighbouring occupiers include Starbucks, Costa, Centra, Ground Coffee and Games Workshop.

The property would be suitable for a variety of uses subject to any necessary planning / statutory consents.



ACCOMMODATION

DESCRIPTION	AREA sq m	AREA sq ft
RETAIL UNIT	c. 114 sq m	1,225 sq ft



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/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

LEASE DETAILS

RENT:	£25,000 per annum exclusive
TERM:	Negotiable
REPAIRS / INSURANCE:	Full repairing and Insuring lease
SERVICE CHARGE:	Applicable

NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £32,000. The commercial rate in the pound for 2019 / 2020 is £0.614135.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at 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 their accuracy is not guaranteed and any intending purchaser or tenant 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.