



**Instinctive  
Excellence  
in Property.**

# To Let

**Prime Retail Unit  
c. 3,944 sq ft (366 sq m)**

Unit 4 Cleaver House  
56 Donegall Place  
Belfast  
BT1 5BB

**RETAIL**



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## Location

Belfast is the capital of Northern Ireland with a population of c. 281,000 people located 100 miles north of Dublin and 70 miles south east of Londonderry. The city benefits from excellent transport links including 2 airports providing flights to the UK, Europe and North America.

Cleaver House is situated in a 100% prime position on the corner of Donegall Place and Donegall Square North. Neighbouring occupiers include Marks and Spencer, Footlocker, Burger King and Nationwide.

## Description

Cleaver House comprises a landmark 6 storey building providing retail and office accommodation.

The ground floor corner unit is currently finished to a shell specification and benefits from extensive glazing fronting onto Donegall Place and Donegall Square North.

## Accommodation

The property has been measured in accordance with the Code of Measuring Practice 6th Edition with all areas being approximate.

Basement	231.3 sq m	2,490 sq ft
Ground Floor	135.1 sq m	1,454 sq ft
<b>TOTAL</b>	<b>366 sq m</b>	<b>3,944 sq ft</b>

## Lease Details

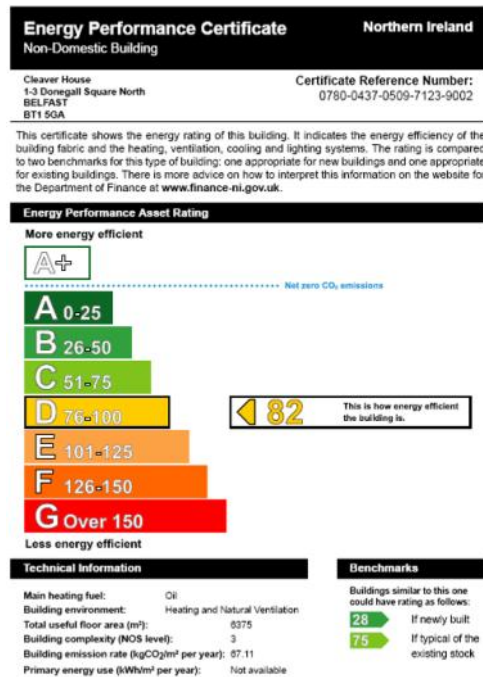
Term	10 year lease
Rent	£175,000 p.a exclusive
Repairs	Effective full and repairing lease via service charge (£3,732 + Vat p.a.)
Insurance	Tenant to reimburse landlord for insurance premium

## Rates

We have been advised by the Land and Property Services of the following information: -

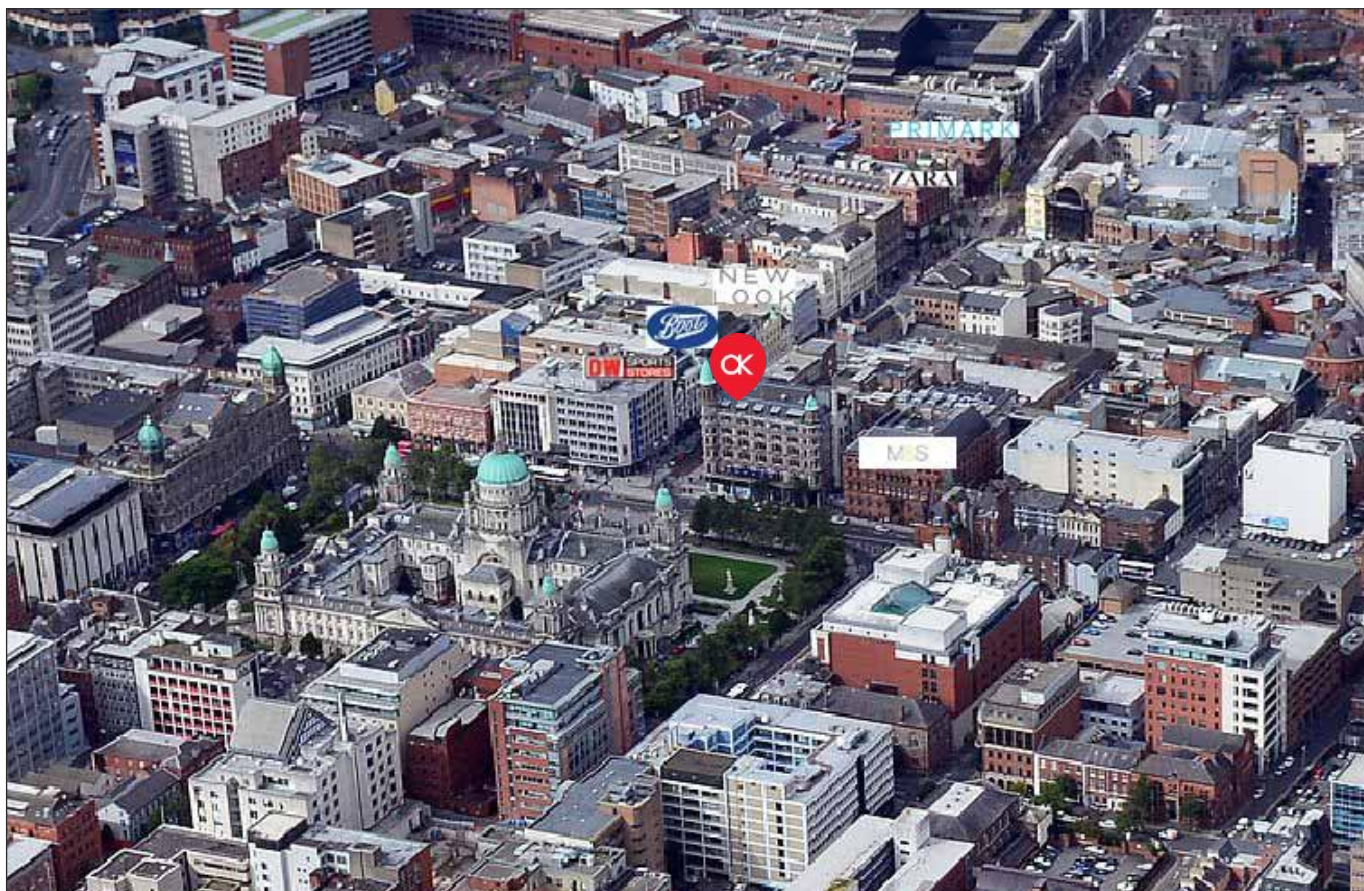
Net Annual Value (NAV)	£98,100
Non-Domestic Rate Poundage 2018/2019	£0.602803
Estimated Rates Payable	£59,135.00

## EPC

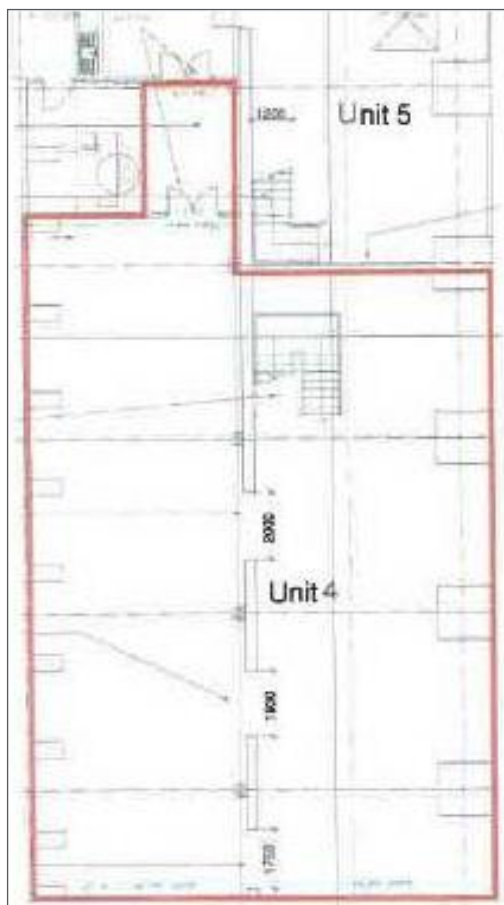




## Location Map



## Floor Plan



Basement

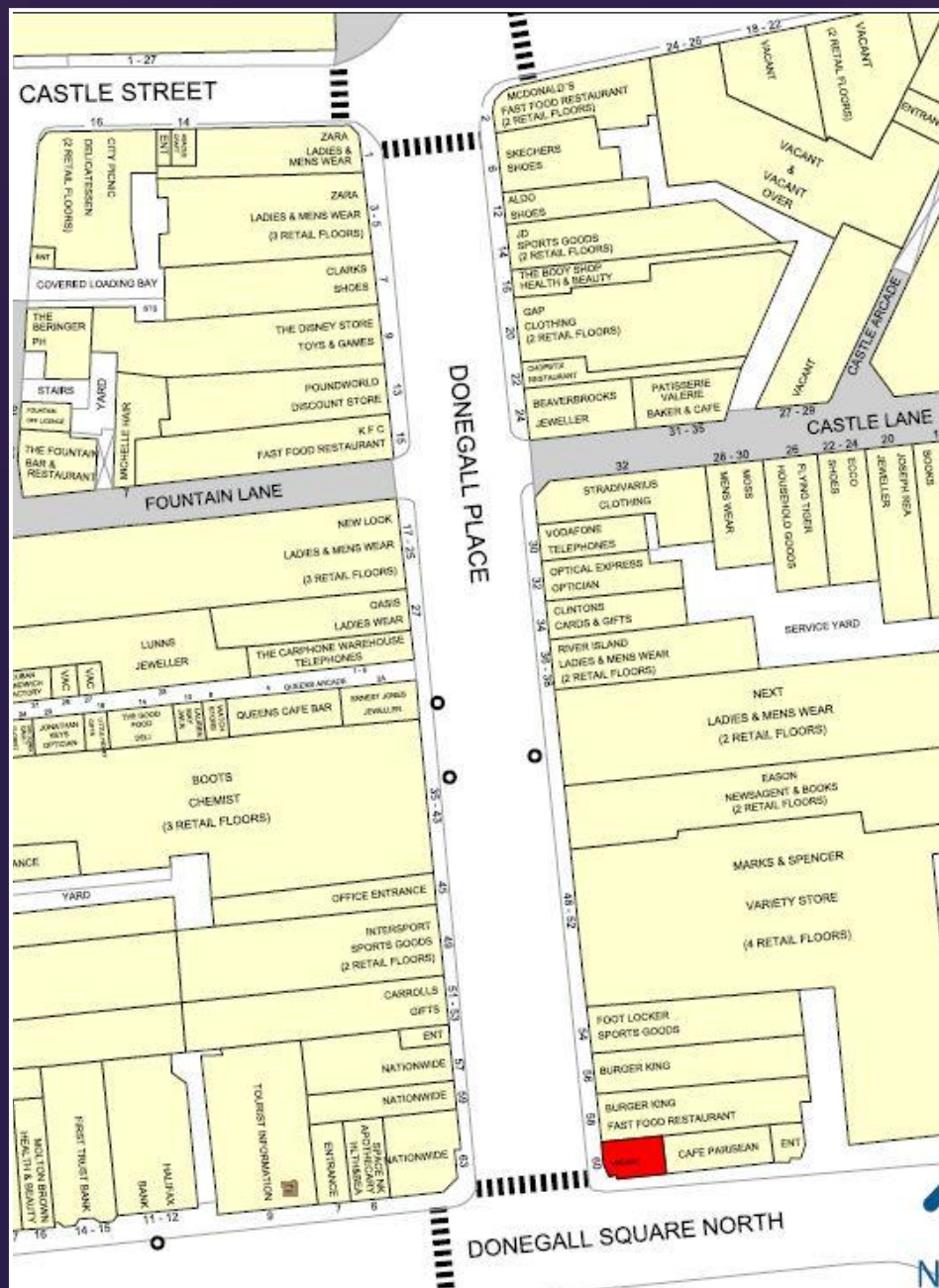
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Ground Floor



# Goad Plan



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### 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 Osborne King. 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.

### MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: The Metro Building, 6-9 Donegall Square South, Belfast, BT1 5JA. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract. Reproduced with the consent of Goad Cartographers Ltd, Old Hatfield.