

TO LET

PRIME GROUND FLOOR RETAIL UNIT

41 Queen Street, Belfast



- Landmark student housing building offering retail accommodation on part ground floor
- 340 beds on the upper floors with a further 1,000+ within one minutes' walk
- Located on Queen Street, an established City Centre retail and office location
- In close proximity to the new University of Ulster Campus
- Ideal for a restaurant/café or a range of retail or financial uses, subject to planning permission
- Planning has been granted for hot food use

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Location

Queen Street, Belfast is located in the City Centre in close proximity to Belfast City Hall. Surrounding occupiers include Ground Espresso, Boots, Caffè Nero and Centra.

The surrounding area is undergoing a significant resurgence with three student housing developments providing in excess of 1,300 beds within less than a minute walk from the unit. Further office development on Wellington Street will significantly improve the area also.

Description

The property will provide retail accommodation at ground floor with extensive frontage to Queen Street. The unit will be finished to developer's shell to include fully glazed shop front.



Accommodation Schedule

Floor	Sq ft	Sq m
Ground Floor	1,940	180

Lease Details

Quoting Rent

£37,500 per annum exclusive of VAT

Term

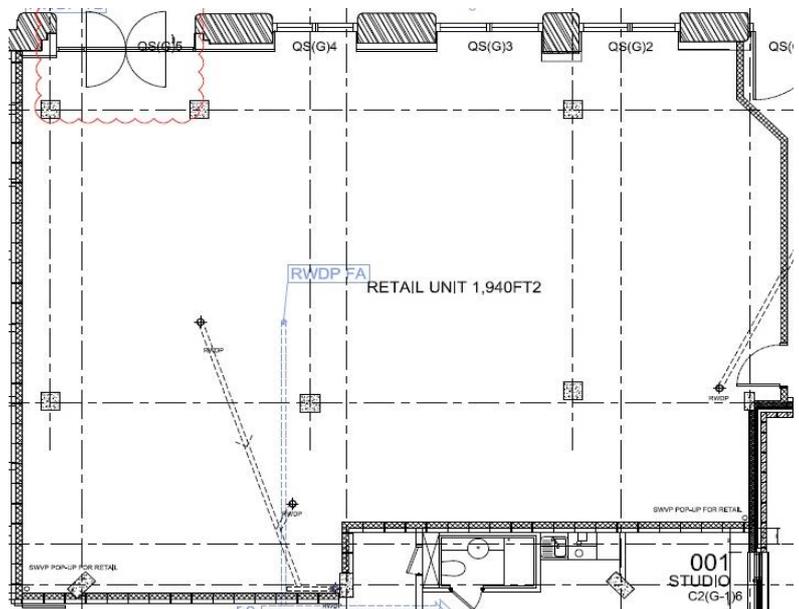
10 years, subject to 5 yearly upward only rent reviews

Insurance

Tenant is responsible for its fair proportion of the Landlord's insurance premium

Rates Assessment

We are advised by Land and Property Services that the property is to be reassessed upon completion of refurbishment works



VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

EPC

D99

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