



To Let Superb Double Retail Unit

Unit 13b & C Lesley Fountain Centre, College Street, Belfast BT1 6EF



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

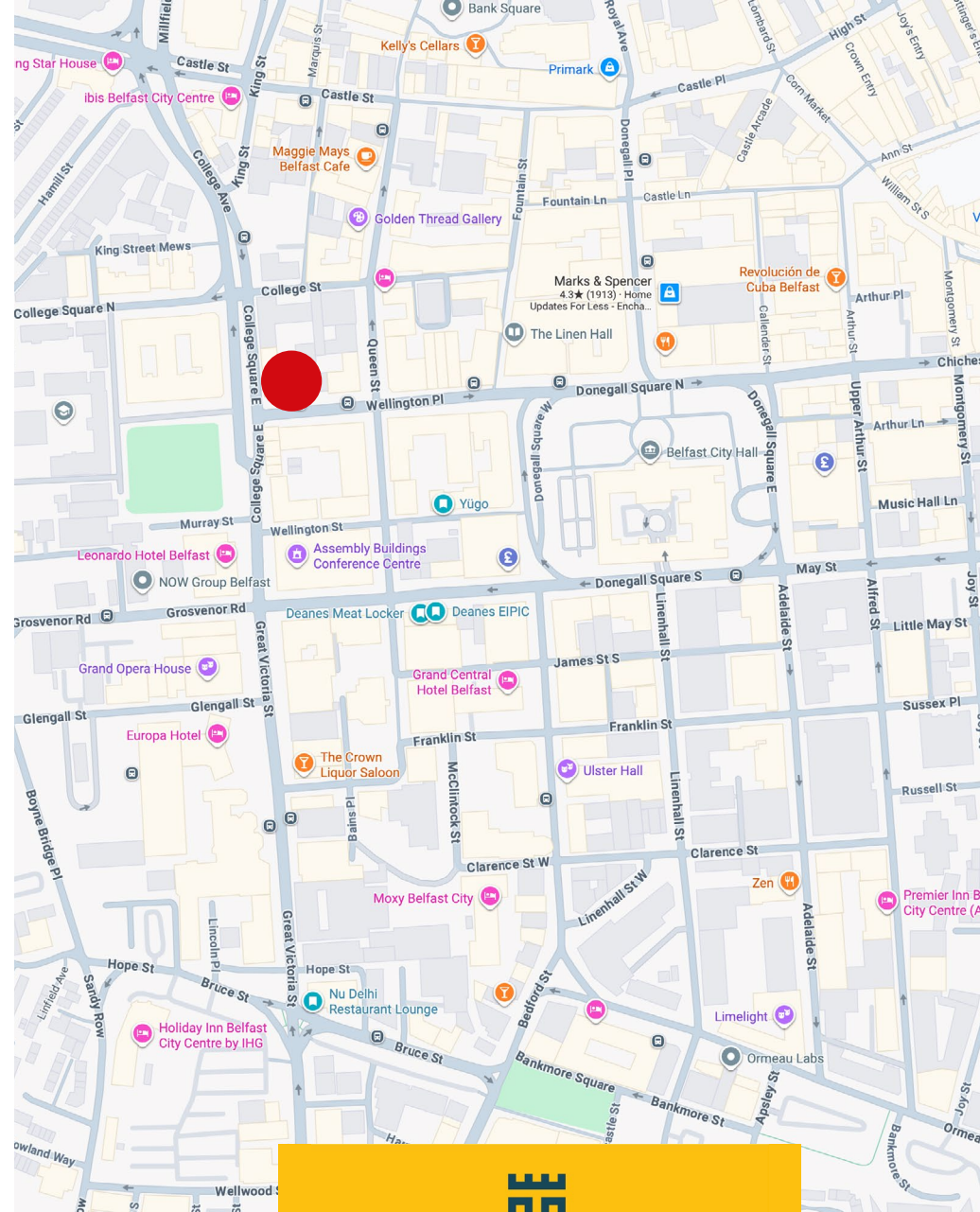
- Excellent City Centre location
- Good mix of both local & Multiple Retailers within the vicinity

LOCATION

- The subject property is located on the ground floor of the Fountain Centre in the heart of Belfast City Centre.
- The Centre is positioned just off Donegall Place, Belfast's prime retail pitch.
- The location benefits from strong pedestrian footfall and excellent public transport links.
- The surrounding area comprises a mix of national multiples and independent retailers.
- Nearby occupiers include Caffè Nero, Savers, Sawers and the Irish News.

DESCRIPTION

- The property comprises a double ground floor retail unit within the Fountain Centre with frontage on to Queen Street and College Street
- The accommodation is predominantly open-plan, suitable for a range of retail or service uses, subject to planning.
- Ancillary storage and staff facilities are provided to the rear.
- Servicing access is available within the Centre.



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ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor	119.68	1,288
Total Net Internal Area	119.68	1,288

LEASE DETAILS

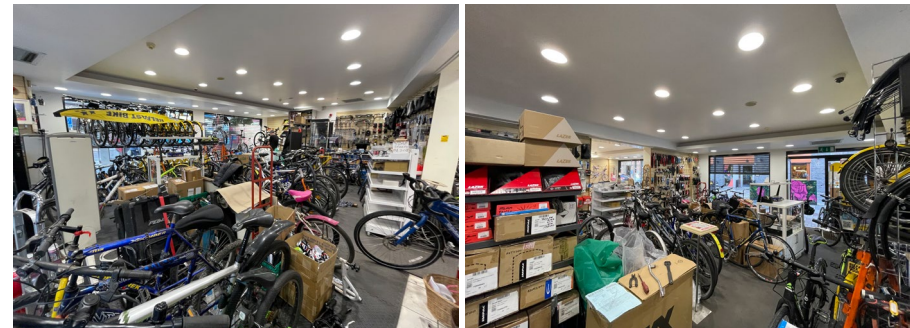
Term: 5 years.
Rent: £30,000 per annum.
Repairs: Tenant responsible for internal repairs.
Service Charge: Levied to cover a fair proportion of the building insurance premium, external repairs, maintenance of common areas and any other reasonable outgoings of the Landlord

RATES INFORMATION

NAV: £13,000
Rate in £ 2025/26 = 0.655307
Rates payable 25/26 = £8,519
Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, and will be liable to Value Added Tax.

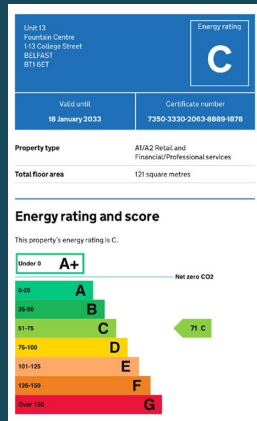


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EPC



CONTACT

For further information or to arrange a viewing contact:

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