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Prime Retail Units

Unit 1 – 1,938 sq ft

Unit 2 – 1,938 sq ft

21/23 Arthur Street,
Belfast, BT1 4GD

TO LET

PROPERTY SUMMARY

- One of Belfast's busiest shopping streets.
- Prominent ground floor retail units in the heart of Belfast.
- Nearby occupiers include Avoca, Jigsaw and Mint Velvet.

LOCATION

Belfast is the capital of Northern Ireland providing the principal shopping facilities for a catchment population of approximately 1 million people. The city is one of the main retail centres in the UK and Ireland.

The building is in a prime location on Arthur Street, one of Belfast City Centre's busiest pedestrian routes and located adjacent to Victoria Square.

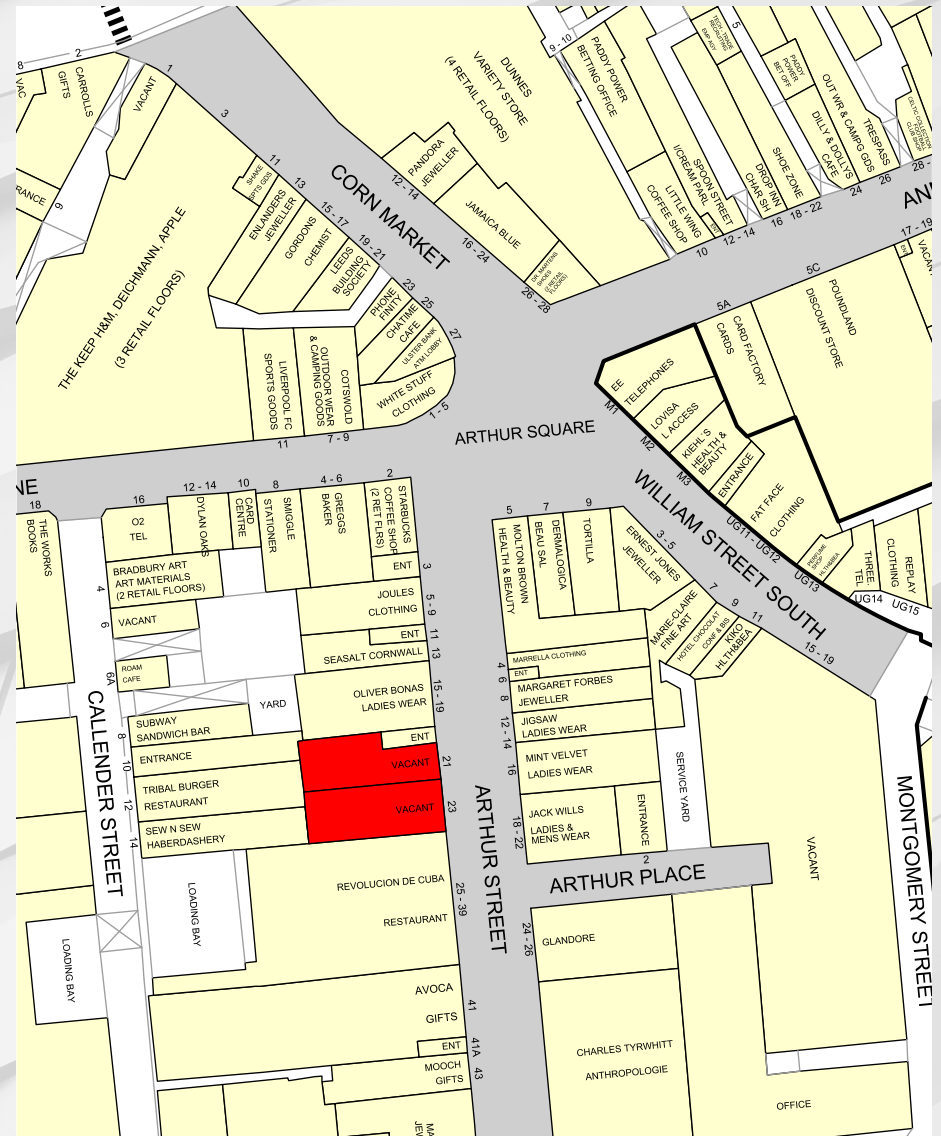
Nearby occupiers include Molton Brown, Mint Velvet, AVOCA, Marella, Joules, Anthropologie, & White Stuff with several new tenants having opened nearby in the past year, including H&M, Apple, Charles Tyrwhitt and Deichmann Shoes.

DESCRIPTION

The subject units are located in an attractive modernised building, positioned directly in the heart of Belfast's retail pitch.

Two excellent self-contained ground floor retail units are available.

The units are finished to a shell spec with new full height glazed shop fronts.



ACCOMMODATION

Unit	Description	Sq Ft	Sq M
21	Ground Floor Retail	1,938	180.0
23	Ground Floor Retail	1,938	180.0

LEASE DETAILS

Term: 10 Years subject to an upwards only rent review at the end of year 5.

Rent: 21 £97,500
23 £115,000

Repairs: Effectively full repairing basis by way of a service charge

Service Charge: Levied to cover external repairs, maintenance, and management of the common parts. Estimated at approx.

21 £1,120
23 £1,125

Insurance: Tenant to pay a proportion of the building's insurance premium. Estimated at approx. £1,000 pax.

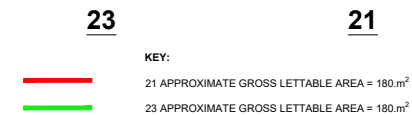
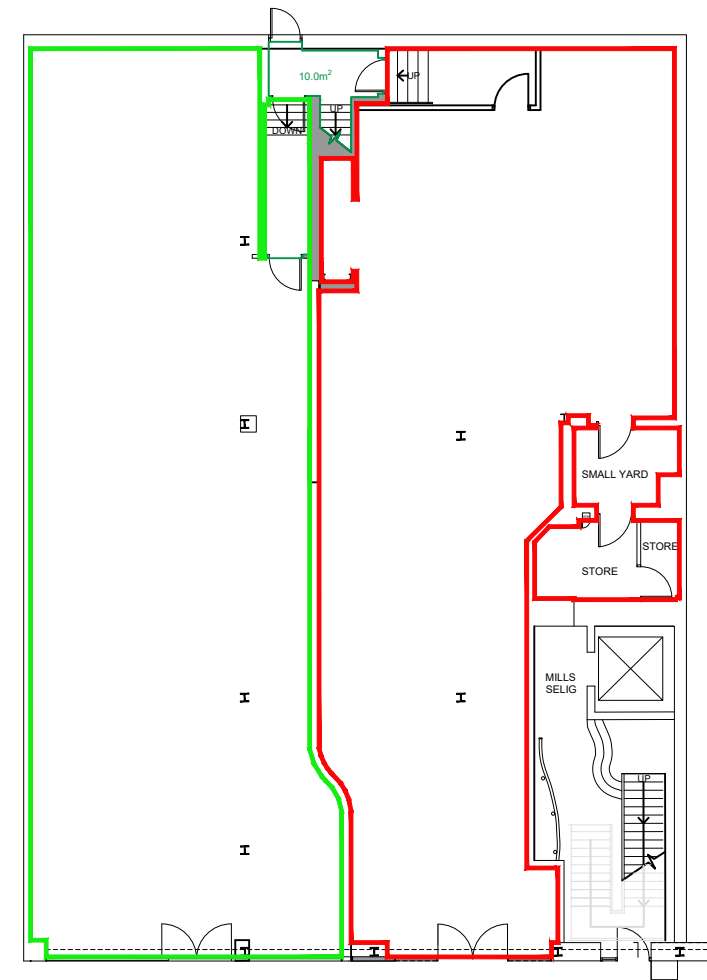
RATEABLE VALUE

The subject units will need to be reassessed for rates following completion of the ground floor internal reconfiguration.

EPC

Unit 21 G 177

Unit 23: D 87



VIEWING AND FURTHER INFORMATION

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