



**To Let**

**Superb Retail Unit**

Unit A10, Fountain Centre, College Street, Belfast BT1 6EF



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

## SUMMARY

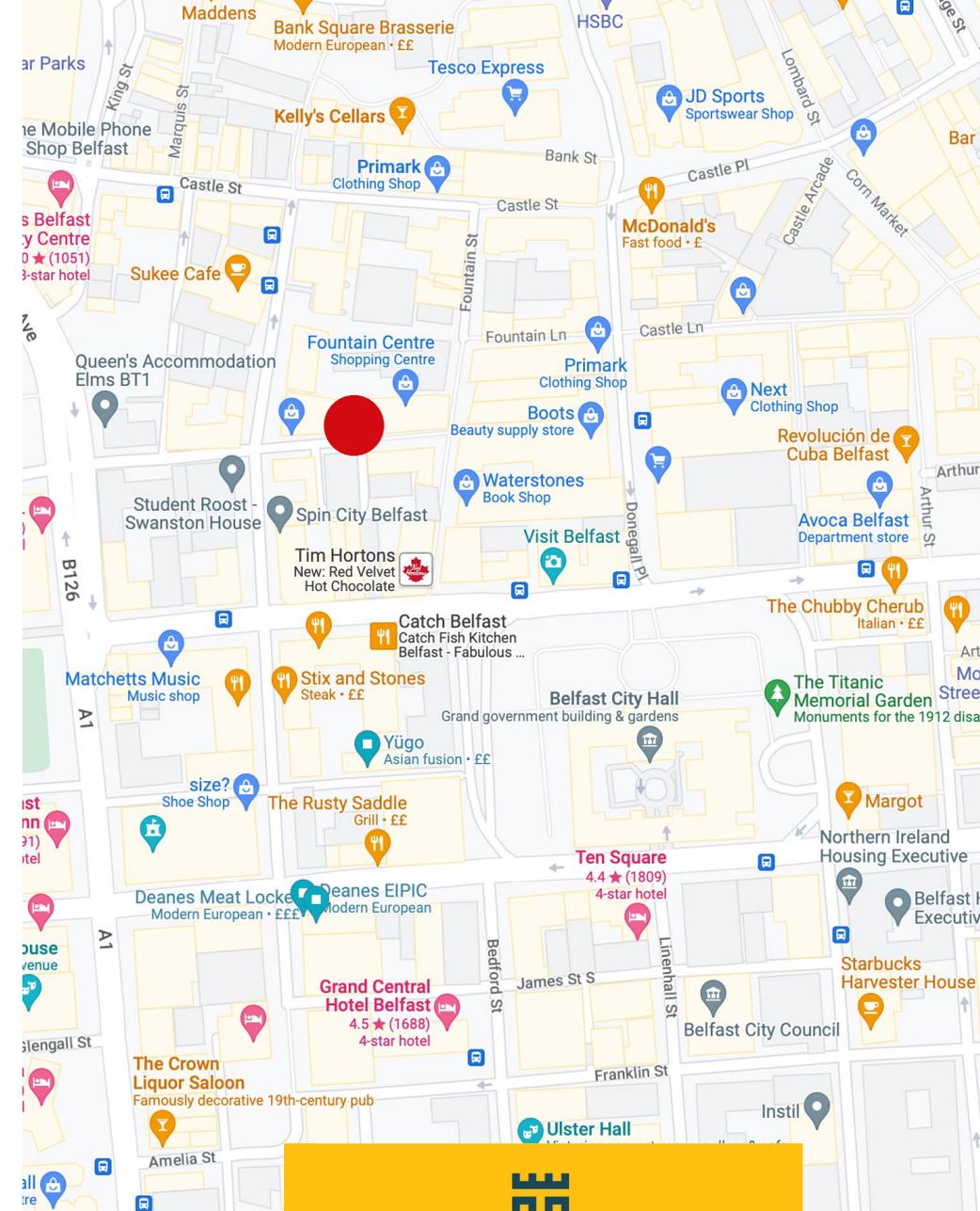
- Excellent City Centre location
- Good mix of both local & Multiple Retailers within the vicinity

## 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 ground floor retail unit within the Fountain Centre.
- The unit benefits from prominent frontage onto the internal mall.
- 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.



**To Let**  
**Superb Retail Unit**

Unit A10, Fountain Centre, College Street, Belfast BT1 6EF

  
**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

## ACCOMMODATION

Unit	Sq M	Sq Ft
Unit A10	109.4	1,178

## RENTAL SCHEDULE

Unit	Rent (p.a.x.)	Service Charge (p.a.x.)	Insurance
A10	£18,500	Estimate: £3,926.08	Estimate: £499.38

## LEASE DETAILS

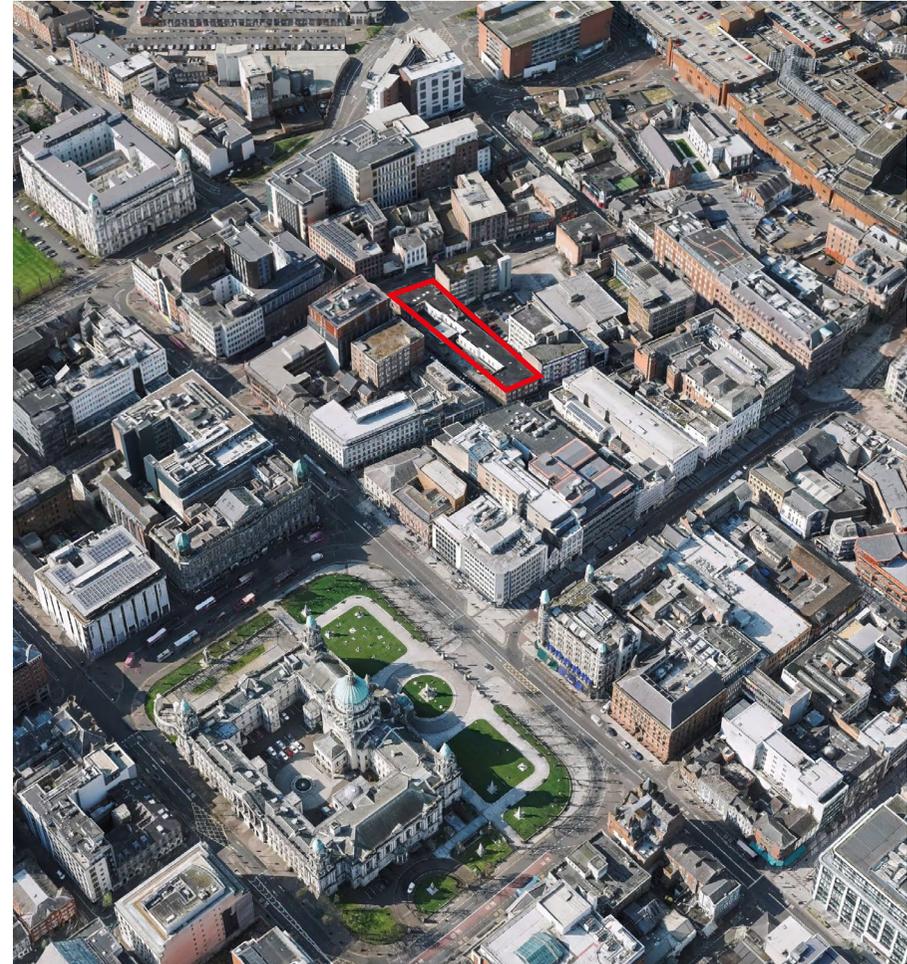
Term:	5 years.
Repairs:	Tenant responsible for internal repairs.
Service Charge:	Levied to cover a fair proportion of the building insurance premium, external repairs, maintenance of common areas and any other reasonable outgoings of the Landlord

## RATES INFORMATION

NAV: £16,800  
Rate in £ 2025/26 = 0.626607143  
Rates payable 25/26 = £10,527  
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.



## To Let Superb Retail Unit

Unit A10, Fountain Centre, College Street, Belfast BT1 6EF



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

## EPC

**Energy performance certificate (EPC)**

2016/12/20 Energy assessor Energy & Power 01 274 2121	Energy rating <b>D</b>	Valid until 31 February 2028
Certificate number: 9991-079-0104-1100-0007		

Property type: **AT&T Retail and Financial/Professional services**  
Total floor area: **142 square metres**

**Energy rating and score**

This property's energy rating is **D**. Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

**How this property compares to others**

Properties similar to this one could have ratings:

if newly built	<b>32 B</b>
if typical of the building stock	<b>84 D</b>

## CONTACT

For further information or to arrange a viewing contact:

**Michael Hopkins**  
mph@mckibbin.co.uk

**Ben Escott**  
be@mckibbin.co.uk

**McKibbin Commercial Property Consultants**  
Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG  
02890 500 100  
property@mckibbin.co.uk  
www.mckibbin.co.uk

**Disclaimer** - McKIBBIN COMMERCIAL PROPERTY CONSULTANTS (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

**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 McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. 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.



Follow us for up-to-date news and information!

**McKIBBIN**  
COMMERCIAL

**028 90 500 100**