

TO LET

Ground Floor, 74-76 Dublin Road, Belfast



Excellent Ground Floor Office/Showroom/Retail Unit

Property Highlights

- Prominent high profile location, occupying a corner site.
- Huge pedestrian and traffic flow.
- External area to front for displays or potentially external seating.
- Extending to approx. 3,000 sq ft (278sqm)
- Take the 3D Tour: [Ground Floor 74-76 Dublin Road](#)

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Location

The subject property occupies a prominent location on the busy Dublin Road in close proximity to Shaftesbury Square and provides good accessibility to both City Centre and South Belfast.

As a result of being situated on this extremely busy thoroughfare it benefits from high levels of pedestrian footfall and vehicular traffic on a daily basis.

Occupiers in close proximity include; Ulster Bank, Equality Commission, Salvation Army, Halifax, Santander, MacMillan Media, Fintru and the BBC.

Description

The property comprises of a five storey office building finished to a high specification to include raised access flooring, plastered painted walls, air conditioning, suspended ceilings, recessed lighting together with male and female WC facilities.

The ground Floor suite, currently fitted as a showroom/office would also be suitable for retail or other uses, subject to any necessary consents.

Accommodation

The premises provides the following approximate area:

Description	Sq Ft	Sq M
Ground Floor	3,000	278

Lease Details

Term	By Negotiation
Rent	Upon Application
Repairs & Insurance	The tenant is responsible for internal repairs and to reimburse the landlord in respect of a fair proportion of the buildings insurance.
Service Charge	Levied to cover external repairs, maintenance, management, security and cleaning of common the parts. Amount to be confirmed.

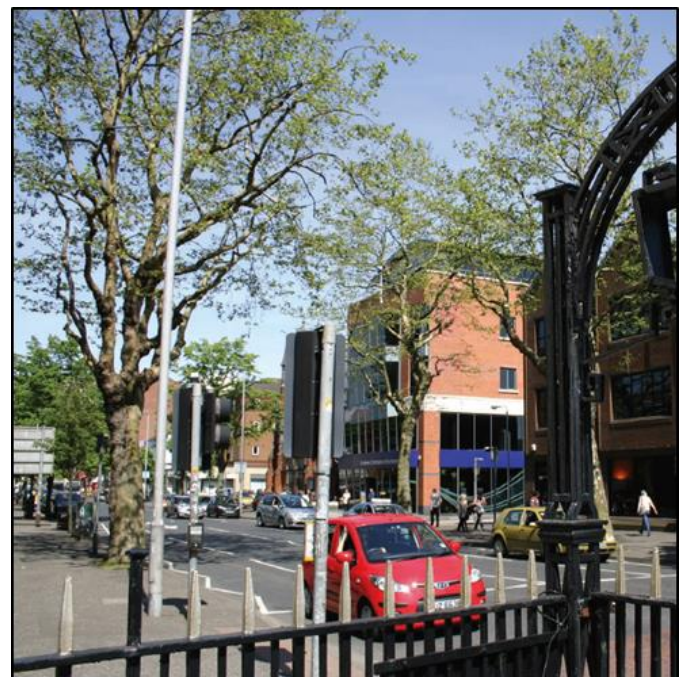
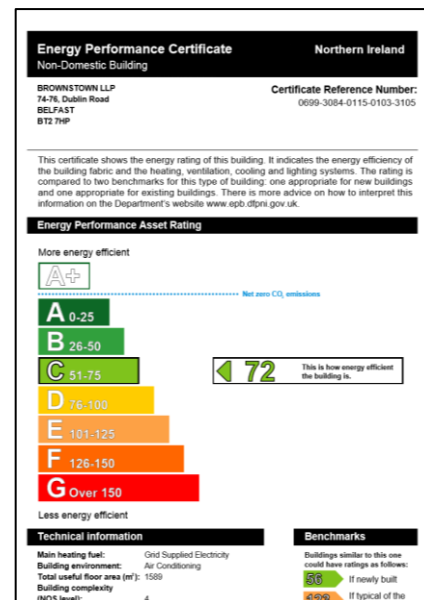
NAV

We are advised by Land & Property Services that the NAV of the ground floor is £32,464 resulting in rates payable of c. £17,471 pa based on the current rate in the £ 0.538166 (2020/2021).

VAT

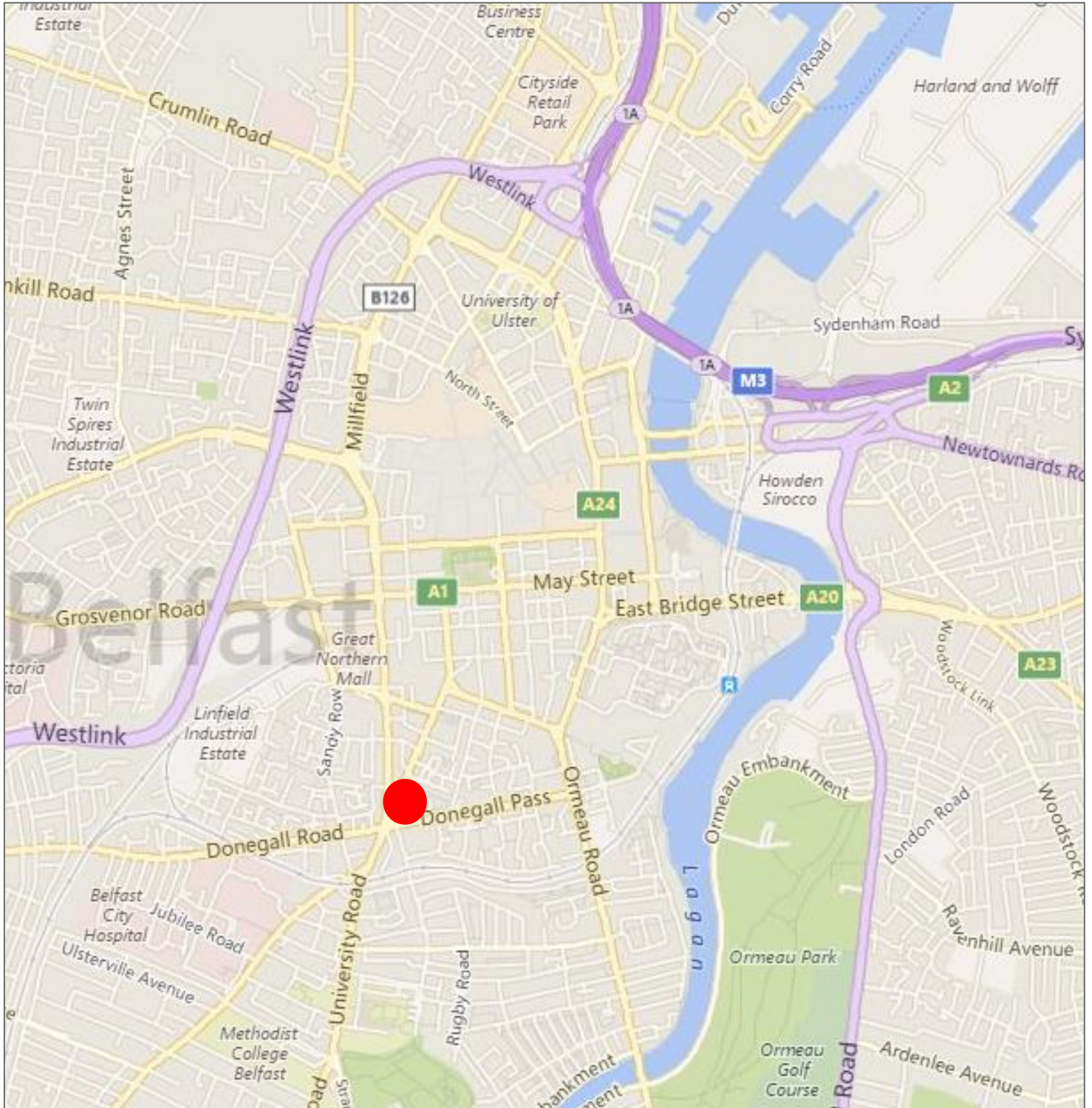
All prices, charges and rentals are quoted exclusive of VAT, which may be chargeable.

EPC



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Not to Scale/For Identification Purposes Only

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