

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

<b>Term</b>	By Negotiation
<b>Rent</b>	Upon Application
<b>Repairs &amp; Insurance</b>	The tenant is responsible for internal repairs and to reimburse the landlord in respect of a fair proportion of the buildings insurance.
<b>Service Charge</b>	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.

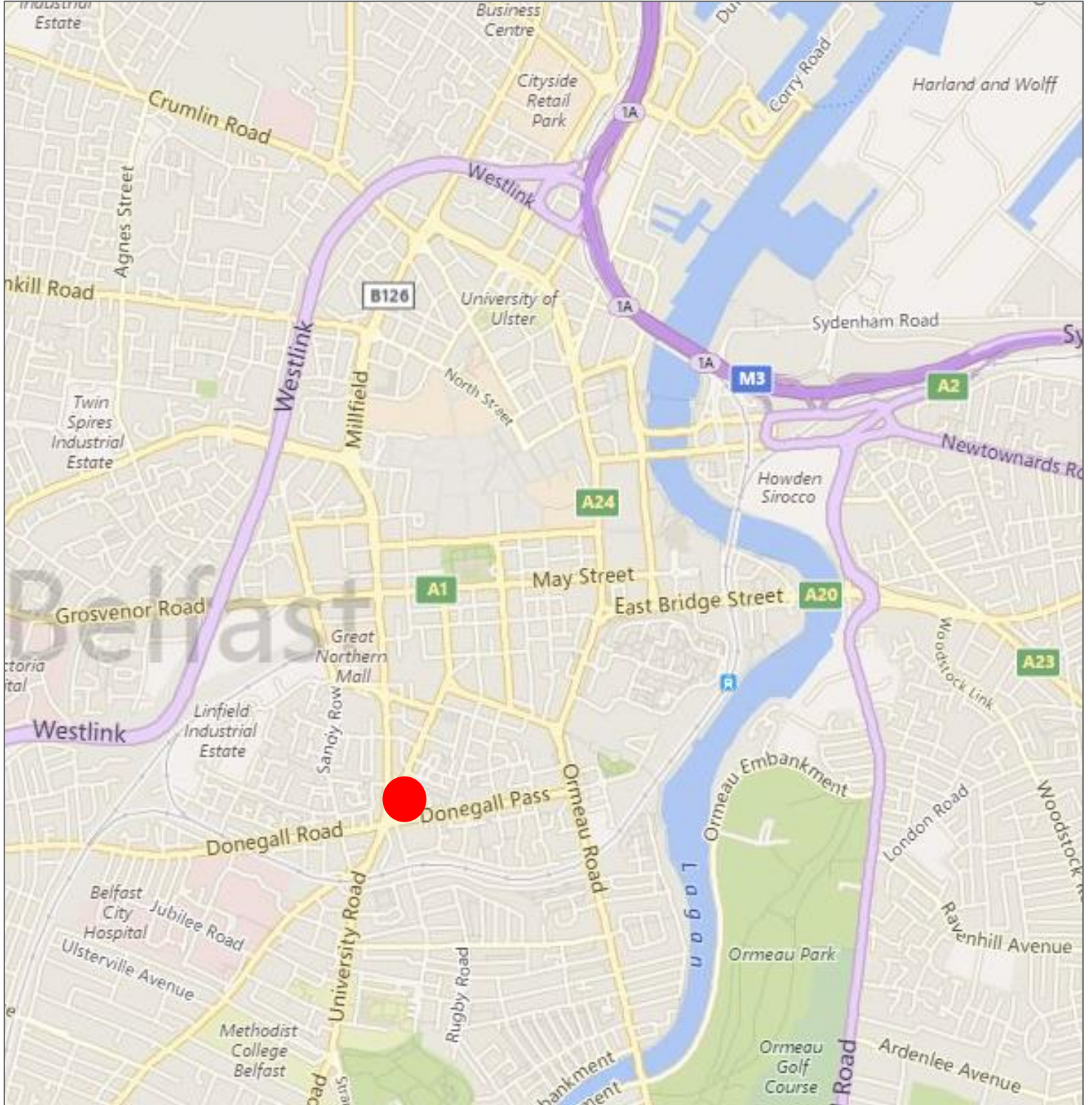
### EPC





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Not to Scale/For Identification Purposes Only

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