

**TO LET**



## Prominent City Centre Retail Unit

23-29 Queen Street  
Belfast  
BT1 6EA

- Retail accommodation extends to c. 3,710 sq ft
- Additional storage space available on upper floors
- May be suitable for various uses subject to the necessary planning consents

## LOCATION

Located on Queen Street, just off the busy pedestrianised area of College Street / Fountain Street, this substantial retail unit occupies a prominent location within the city centre. There are a number of number of new student accommodation buildings in the immediate vicinity and footfall is set to increase further with the relocation of PWC to Wellington Place.

## DESCRIPTION

The subject property provides ground floor accommodation of c.3,710 sq.ft. Additional storage space of c. 8,500 sq.ft available on the upper floors if required.

The ground floor retail space is finished to include suspended ceiling, part recessed LED / part recessed fluorescent strip lighting, slatwall panelling and part carpet / part lacquered woodchip flooring. The property also benefits from electric roller shutter and intruder alarm.

Kitchen and W.C facilities are contained within.

## LEASE TERMS

- Rent: £30,000 p.a + VAT.  
Term: Negotiable  
Repairs: Internal repairing and insuring terms.  
Management: Tenant responsible for landlords agent's management fees based on 6% of annual rent, plus VAT.

## RATES

NAV: £29,100

Rate in £ for 20223/24 : 0.572221

Rates payable 2023/24 (approx) : £16,651.63

(Note: prospective Tenants are advised to make their own enquiries in relation to Rates).

## VAT

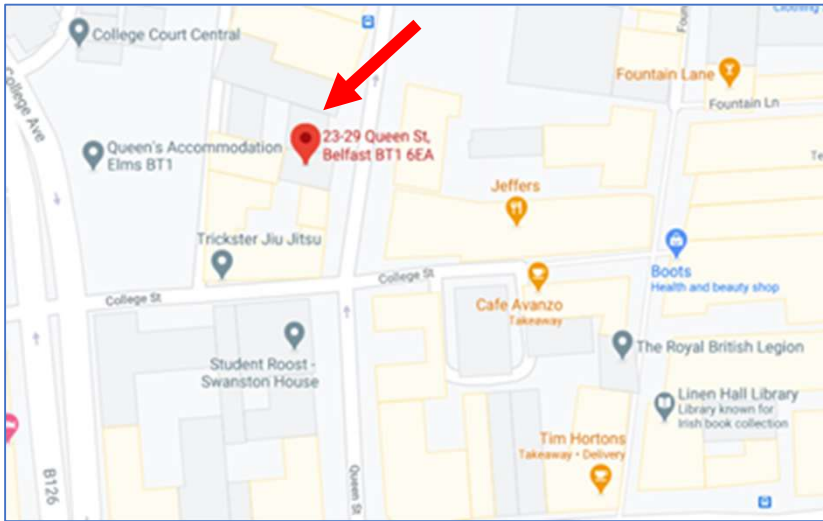
All prices and outgoings stated are exclusive of VAT which is chargeable.

## ACCOMMODATION

Floor	Sq Ft	Sq M
Sales	3,302	306.7
Office 1	132	12.3
Office 2	128	11.9
Kitchen	101	9.4
Strong Room	47	4.4
W.C.s	–	–
<b>Total</b>	<b>3,710</b>	<b>344.7</b>

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### 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 -

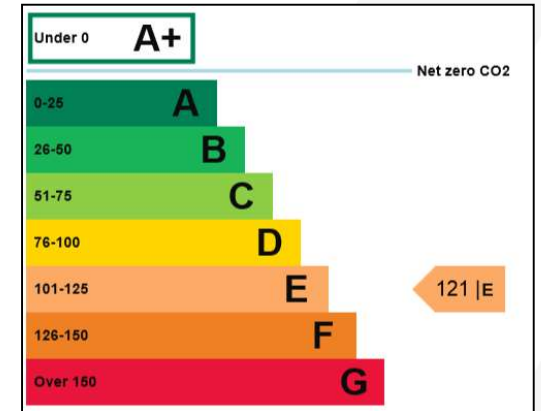
<http://www.legislation.gov.uk/uk/si/2017/692/made>

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 McConnell Property. 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.

## EPC

The property has an energy rating of E121.

Full Certificates can be made available upon request.



## VIEWING

For further information or to arrange a viewing, please contact:

McConnell

 Alliance Partner

**Contact:** Philip Culbert  
**Tel:** 028 90 205 900  
**Email:** philip.culbert@mcconnellproperty.com

Montgomery House,  
29-31 Montgomery Street,  
BT1 4NX

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