



Instinctive  
Excellence  
in Property.

# To Let

Ground Floor Retail/Office Accommodation  
c. 1,291 sq ft (120 sq m)

37-41 High Street  
Belfast  
BT1 2AB

RETAIL/OFFICE



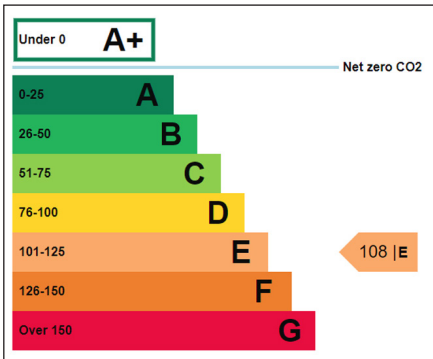
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### EPC



Current EPC to shell spec. Expect to increase post works.

### Location

The premises occupies a prominent position in Belfast city centre on High Street, close to its junction with Bridge Street.

The unit benefits from excellent transport links with Glider and bus services being readily accessible, whilst the main transport hubs are a short walk away.

The immediate vicinity is made up of a variety of bars, shops, restaurants, office occupiers and hotel accommodation to include; The Merchant Hotel, Lidl, Iceland, Dunnes Stores and O'Hare Solicitors. Victoria Square and Castle Court Shopping Centre are both a short walk from the subject.

### Description

The unit is arranged across the ground floor and is currently finished to a shell specification. The landlord by agreement with an interested party will complete a base commercial specification to include:

- Toilet cubicle
- Kitchenette
- Main door intercom
- Skimmed walls
- Suspended ceiling
- Recessed LED lighting
- Fire system including smoke & heat detector
- Electric wall mounted heaters
- Electrical sockets to perimeter

There is an option to include a front door access directly into the unit.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	1,291	120

### Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £12,400  
Rate in the £ for 2023/2024: £0.572221

### VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

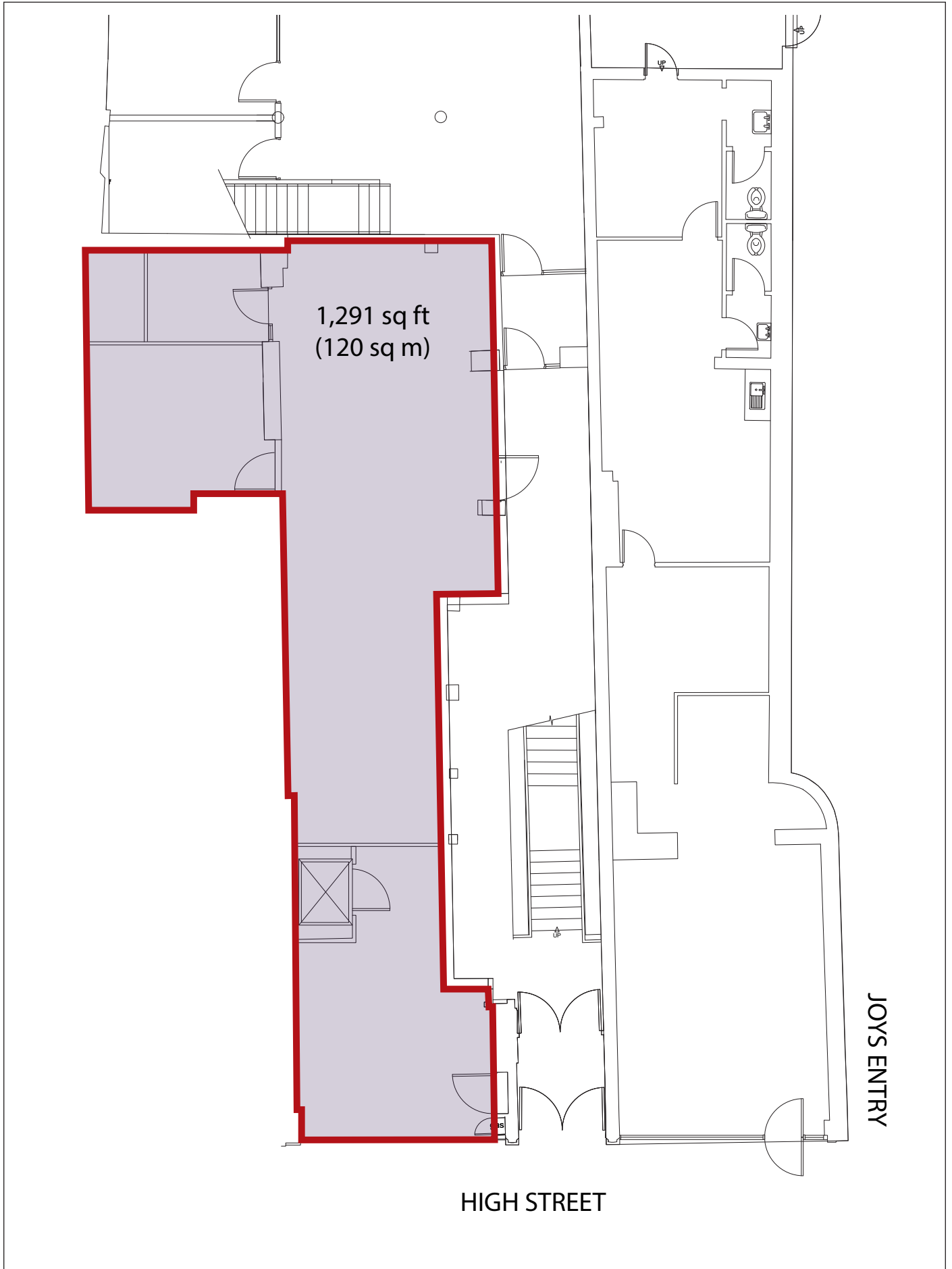
### Lease Details

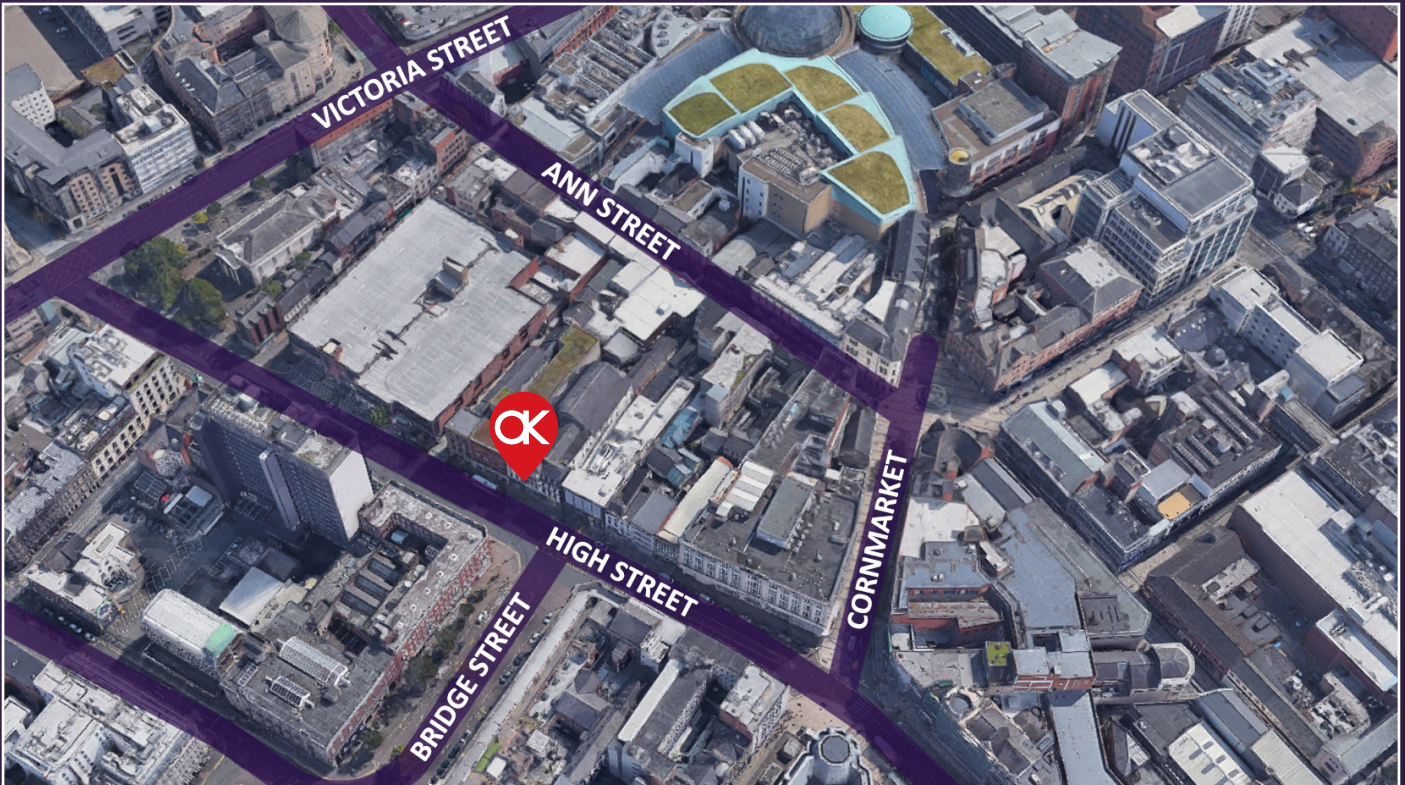
Rent: £20,000 per annum exclusive  
Term: Negotiable  
Building Insurance: TBC  
Service Charge: TBC

### Anti-Money Laundering

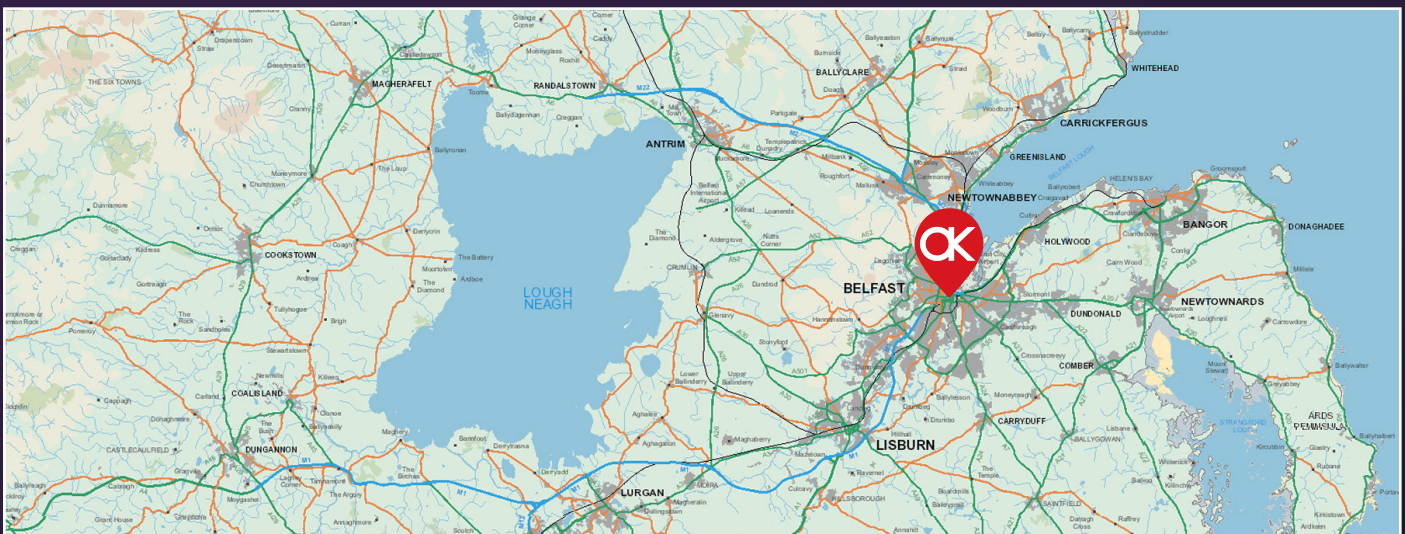
In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

## Indicative Plan





FOR IDENTIFICATION PURPOSES ONLY



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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 Osborne King. 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.

## MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.