

RETAIL OPPORTUNITY TO LET

35A KING STREET, BELFAST BT1 1HU

CBRE NI
PART OF THE AFFILIATE NETWORK



RETAIL OPPORTUNITY TO LET

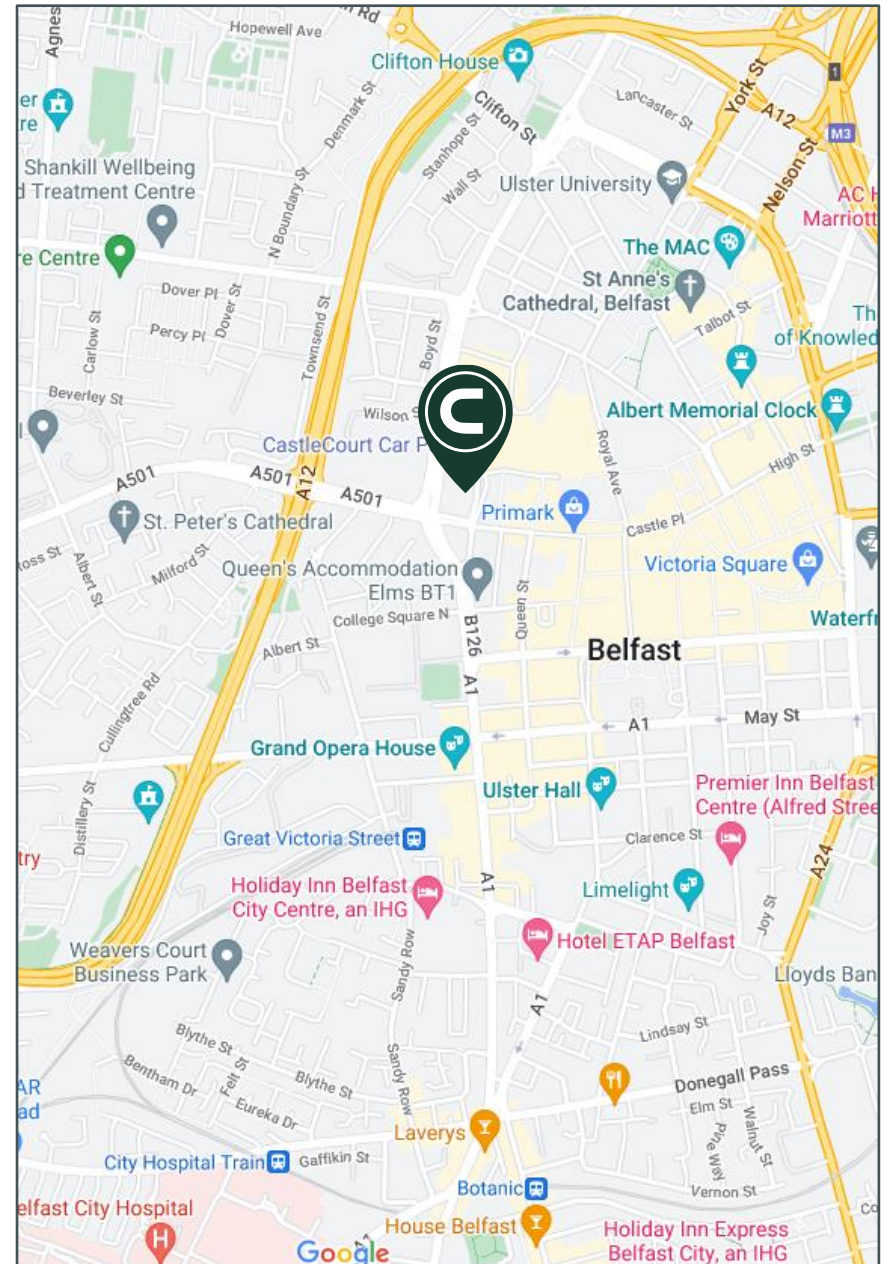
35A KING STREET, BELFAST BT1 1HU

Key Benefits

- Prominent location within Belfast City Centre.
- High level of passing footfall.
- Suitable for retail use or alternative uses subject to planning.

Location

The subject property is located on King Street in Belfast City Centre. King Street is adjoined by Castle Street which benefits from high volumes of footfall and is a busy route connecting the city centre to the west of the city. The subject property is in close proximity to CastleCourt Shopping Centre and multi-storey car park. The area is well served by public transport through the Metro and Glider bus service and the Great Victoria Street train station within a 10 minute walk. Nearby occupiers include Iceland, Primark, Ibis Hotel and several other local traders.



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Description

The property comprises a spacious ground floor commercial premises with retail, office, kitchen and WC facilities. The unit is finished to a good standard to include suspended ceiling with recessed fluorescent strip lighting, vinyl flooring and ceiling mounted air conditioning cassettes. The unit benefits from an extensive and highly visible shop front facing onto King Street.

Lease Details

Rent	On Application
Term	Negotiable
Repairs/Insurance	Effective full repairing and insuring basis
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £34,793. The rate in the £ for 2023/24 is £0.572221 therefore the estimated rates payable for 2023/24 are £19,909.

VAT

All prices are quoted exclusive of VAT, which may be payable.

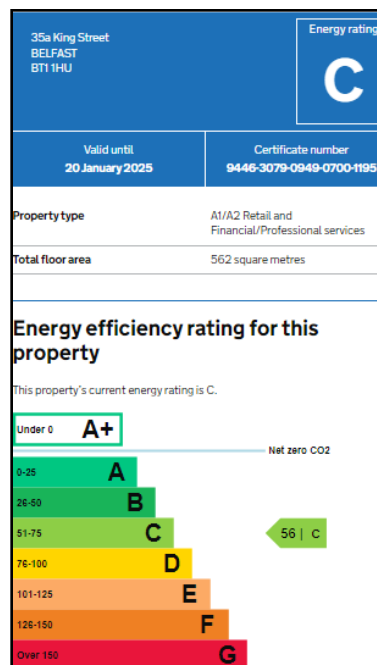
Accommodation

Area	Sq Ft	Sq M
Ground Floor	4,626	429.7

EPC

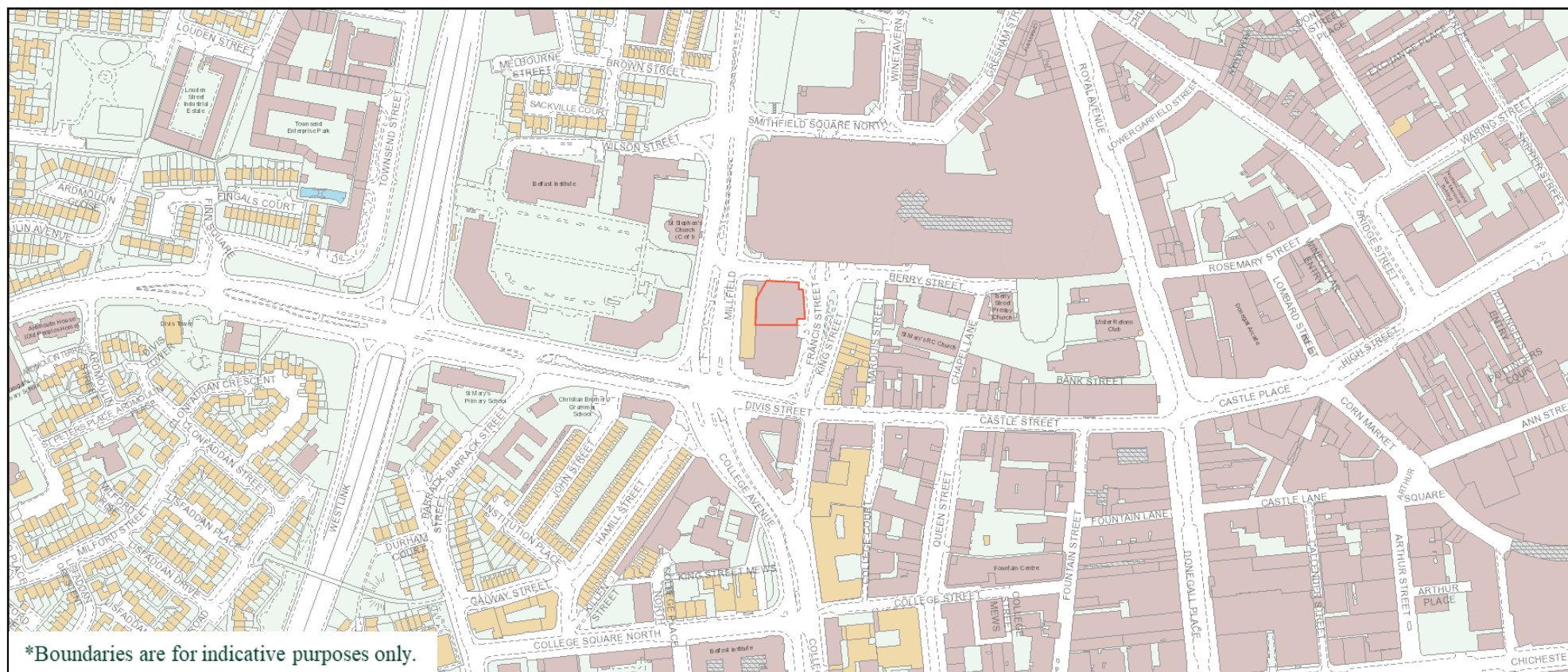
The building has been rated as C-56 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.



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Contact Us

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