

# FOR SALE / TO LET - PROMINENT GROUND FLOOR COMMERCIAL UNIT

## 28-30 GREAT PATRICK STREET, BELFAST, BT1 2LT

**CBRE NI**  
PART OF THE AFFILIATE NETWORK





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## Key Benefits

- New build ground floor commercial unit
- Finished to a developer shell specification and ready for tenant fit out
- Located opposite the new Ulster University Belfast campus
- The unit is capable of sub-division
- Suitable for a variety of uses subject to planning

## Location

The subject property is located on Great Patrick Street directly opposite the new University of Ulster Belfast campus. The new campus opened in September 2022 and an estimated 15,000 students and staff study and work here on a daily basis.

Great Patrick Street is one of the main arterial routes heading north from the city centre and benefits from excellent levels of accessibility given its proximity to the M1/ M2/M3 motorway network.

The surrounding area comprises of new purpose-built student accommodation to include the Student Roost and LIV Student schemes providing over 2,000 units. A further 774 units at the Nelson Street student scheme is expected to be completed in time for the start of the 2024/2025 academic year. Tesco Express have taken a lease on the ground floor unit at the LIV student scheme.

## Description

The subject property comprises a retail / leisure unit providing approximately 5,000 sq ft of ground floor accommodation. Internally the unit is finished to a shell specification with services brought to distribution point and will include a designated car park space for staff.

The unit can be sub-divided to provide units of 2,228 sq ft and 2,690 sq ft. See enclosed floor plan for further details.



Ulster University Belfast Campus

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## Lease / Sale Details

Rent / Price	On application
Term	By Negotiation
Repairs / Insurance	Effective full repairing and insuring basis
Service Charge	A service charge will be levied to cover the cost of maintaining the common areas

## Accommodation

Unit	Area (sq ft)	Area (sq m)
28-30 Great Patrick Street	5,000	464

## Planning

The unit currently benefits from a retail planning consent (Z/2014/1657/F) however may be suitable for a variety of other uses subject to the necessary planning permission being obtained.

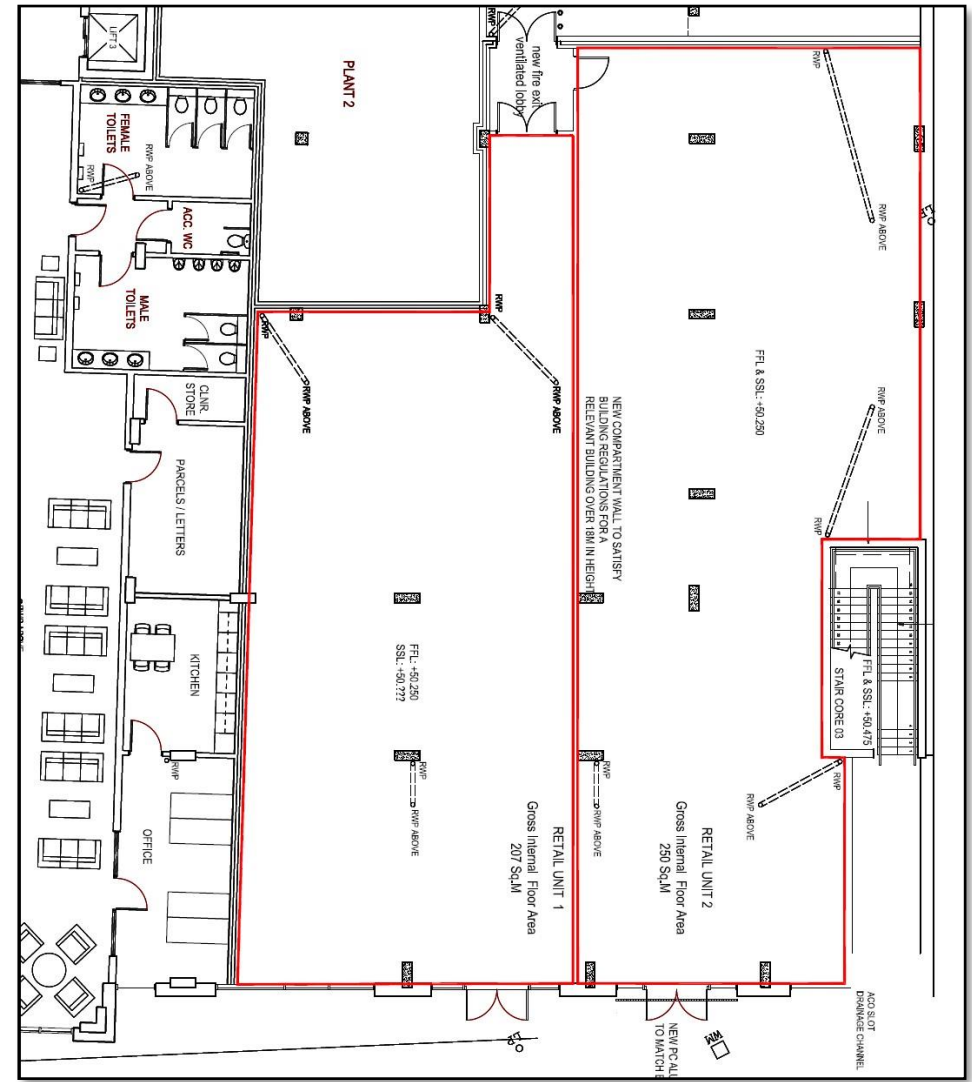
## Rateable Value

We have been advised by Land and Property Services that the rateable value is £24,800. The rate in the £ for 2023/24 is £0.572221 therefore the estimated rates payable for 2023/24 are £14,191.

## VAT

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

## Floor Plan





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## Contact Us

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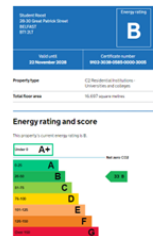
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## EPC

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



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