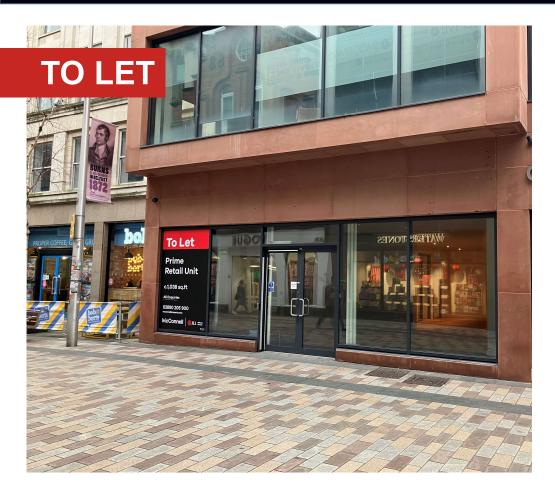
NcConnell

Alliance Partner





Prime City Centre Retail Unit c.1,038sq.ft (96.43 sq.m)

Ground Floor Craig Plaza 51-53 Fountain Street Belfast BT1 5EA

- Highly prominent retail unit
- Accommodation finished to a high standard
- High volume of passing pedestrian footfall

Montgomery House, 29-31 Montgomery Street, Belfast, BT1 4NX T: 028 90 205 900 E: info@mcconnellproperty.com

McConnell

JLL Alliance Partner

LOCATION

The subject property is located in Belfast City Centre, situated in a prominent position on Fountain Street which is a short distance from Belfast City Hall and the prime retail pitch.

Other notable retailers in the immediate vicinity include Boots, Waterstones, Subway, Tim Hortons and Caffe Nero.

DESCRIPTION

The subject is currently configured to provide a mix of open plan space with 2. no partitioned offices.

The unit has been finished to a high standard to include an extensive glazed shop front, plastered/painted walls and ceilings, part wooden laminate / part carpet floor covering, feature spotlighting and an electric roller shutter.

May be suitable for a range of uses, subject to the necessary planning permissions.

ACCOMMODATION

The unit extends to the following approximate areas:

| | SQ M | SQ FT |
|--------------|-------|-------|
| Ground Floor | 96.43 | 1,038 |



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LEASE DETAILS

Rent:On applicationTerm:A new lease for a term by arrangement

The space will be offered on effectively Full Repairing and Insuring terms.

SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repair and maintenance, upkeep of common area's and general management etc.

INSURANCE

An incoming tenant will be responsible for reimbursing the cost of the landlord's buildings insurance premium.

VAT

The property is opted to tax therefore VAT will be applicable on the annual rent and all other outgoings

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Alliance Partner

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NAV

Estimated Net Annual Value of the premises is £35,000.

The current commercial rate in the pound is £0.599362 (2024/25) therefore estimated rates payable in 2024/25 is £21,000.

Interested parties are advised to make their own enquiries to rates.



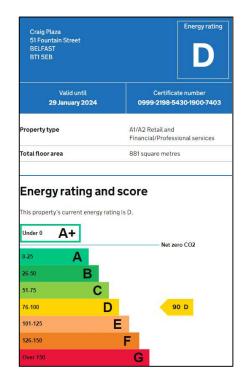
EPC

Montgomery House,

29-31 Montgomery Street, Belfast, BT1 4NX

The property has an energy performance rating of D90.

The full certificate can be made available upon request.



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TO LET – GF Craig Plaza, 51-53 Fountain Street, Belfast

McConnell

LOCATION



VIEWING

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

McConnell (



| Contact: | Greg Henry / Ross Molloy | |
|----------|-----------------------------------|--|
| Tel: | 07841 928670 / 07443 085690 | |
| Email: | greg.henry@mcconnellproperty.com | |
| | ross.molloy@mcconnellproperty.com | |
| | | |

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

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/uksi/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 Chartered Surveyors. 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.

Disclaimer: McConnell Chartered Surveyors and its subsidiaries and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are given note that: (i) These particulars are given and any statement about the property is made withous, fixtures or fittings, any guarantee or warantee or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect of financial or investment information or suitability of the property. (iii) No semployee any constraints or the property is representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of use or occupation, photograph, plan, drawing, aspect of financial or investment information or suitability of the property. (iii) No employee any tensentations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of use or ordenvise or rent may contract twite whatsoever in relation to the property in respect of any prospective buyers or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of use or ordenvise or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves or rent may cance device or death or personal injury caused by the negligence of McConnell Chartered Surveyors or is employees or agents. (v) Provided in respect of the property save to the extent that any statement or information prospective buyers or tenants should not rely on any any information prospective buyers or tenants satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of McConnell Chartered Surveyors. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any attricts' drawings