

McConnell



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mcconnellproperty.com

TO LET



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

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 Caffè 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



LEASE DETAILS

Rent: On application

Term: 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



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.

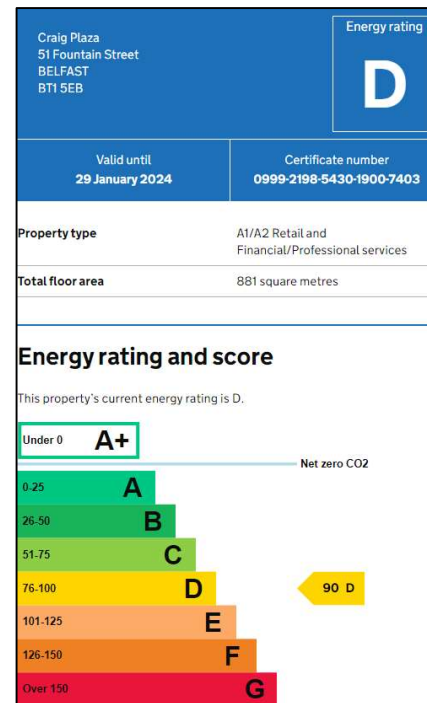
Interested parties are advised to make their own enquiries to rates.



EPC

The property has an energy performance rating of D90.

The full certificate can be made available upon request.



LOCATION



VIEWING

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



Contact: Greg Henry / Ross Molloy
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ross.molloy@mcconnellproperty.com

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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 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.