



Instinctive
Excellence
in Property.

For Sale

Prominent City Centre Commercial Opportunity
c. 7,164 sq ft (665.7 sq m)

33-39 Royal Avenue
Belfast
BT1 1FD

RETAIL

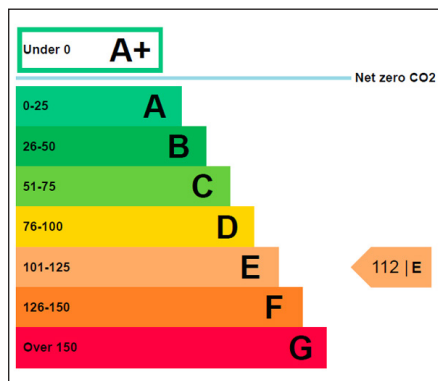


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Location Map



EPC



Location

Belfast is the capital of Northern Ireland and provides principal shopping facilities for a catchment population of approximately 1 million people. The property is prominently located on Royal Avenue and benefits from a high level of passing footfall, due to it featuring in the centre of the city's prime retail core and its close proximity to the major shopping centres, Castle Court Shopping Centre and Victoria Square. Nearby commercial occupiers include, HSBC, Primark & Santander.

Description

The subject property is a substantial Grade B2 listed building that sits in the heart of Belfast City Centre. The premises offer retail on the ground floor and first floor, with ancillary staff and storage accommodation located on the upper floors of the property. The retail areas of the property are finished to a high standard, with linoleum tiled floor, shop fitted walls, full air-conditioning, suspended ceiling with lighting via various hanging spot lights.

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	1,848	171.7
First Floor	1,569	145.8
Second Floor	1,061	98.6
Third Floor	1,343	124.8
Fourth Floor	1,343	124.8
Total Net Internal Area	7,164	665.7

VAT

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

Guide Price

Offers over £800,000 exc.

Rates

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

Net Annual Value:	£48,300
Rate in the £ for 2023/2024:	£0.572221

Planning

The property is the subject of a current planning application: Ref LA04/2021/1110/LBC 'Change of use from retail to restaurant at ground floor and 12no. apartments at first to fourth floors (including demolition of internal walls, stairwell, rear return and window openings) and refurbishment works'.

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.

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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/ukxi/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

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