



## To Let Superb Retail/Office Suite

Unit B5 & B6, First Floor, Lesley Fountain Centre,  
College Street, Belfast



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COMMERCIAL

**028 90 500 100**



## SUMMARY

- Excellent City Centre location
- Good mix of both local & Multiple Retailers within the vicinity

## LOCATION & DESCRIPTION

Last remaining retail/office suite situated within the piazza level of the Lesley Fountain Centre, which is located in the heart of Belfast City Centre.

The area is a popular retail location in close proximity to Donegall Place which is the prime shopping area of Belfast City Centre.

The immediate area comprises a mix of multiple and local retailers. Occupiers in the vicinity includes Caffé Nero, Savers, Sawers, Ellisons Jewellers and Hallmark.

Unit B5 B6 are fully fitted and available with minimal ingoing expenditure

## LEASE DETAILS

- Term: 5 years.
- Repairs: Tenant responsible for internal repairs.
- Service Charge: Levied to cover a fair proportion of the building insurance premium, external repairs, maintenance of common areas and any other reasonable outgoings of the Landlord.

## VAT

All prices, outgoings and rentals are exclusive of, and will be liable to Value Added Tax.

## VAT

- NAV £4,700
- Rate in £ 2023/24 = 0.572221
- Rates payable 23/24 = £2,017.08
- (Includes 25% Small Business Rates Relief)

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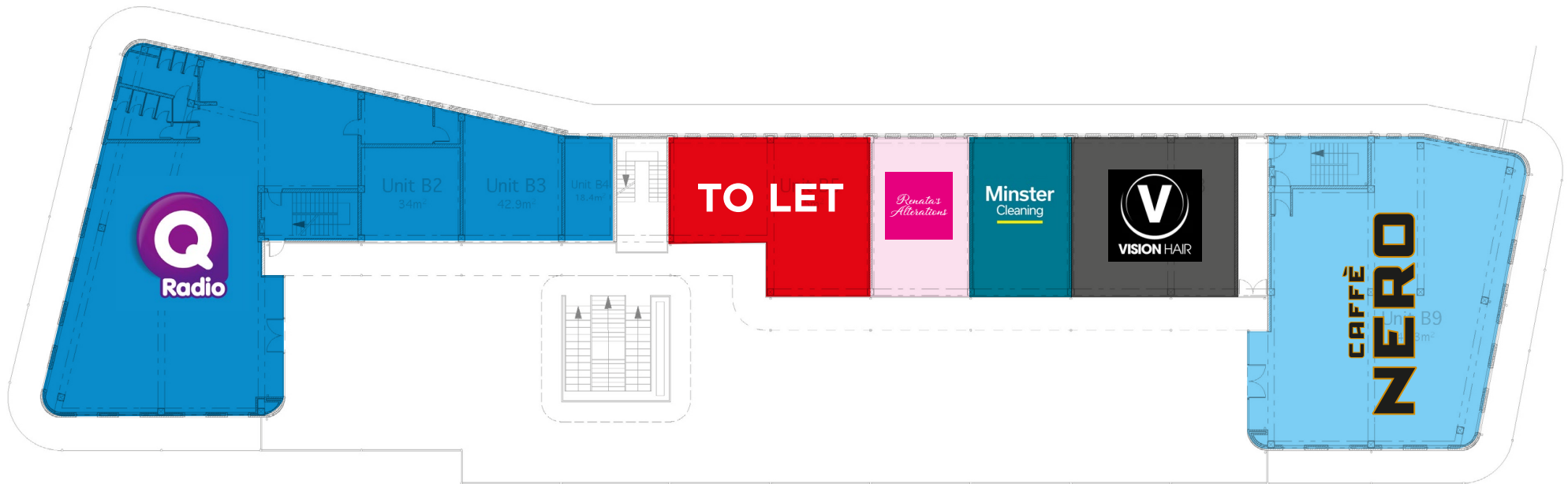
**028 90 500 100**

## ACCOMMODATION

Unit	Sq M	Sq Ft
Unit B5 & B6	94.76	1,020

## RENTAL SCHEDULE

Unit	Rent (p.a.x.)	Service Charge (p.a.x.)	Insurance
B5 & B6	£20,000	£4,000	£492



Not To Scale. For indicative purposes only.

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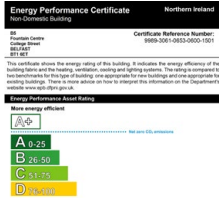
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## EPC



## INFORMATION

For further information please contact:

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