

# FOR SALE – RETAIL UNIT

12 College Court Central, College Court, Belfast

**CBRE NI**  
PART OF THE AFFILIATE NETWORK



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## Key Benefits

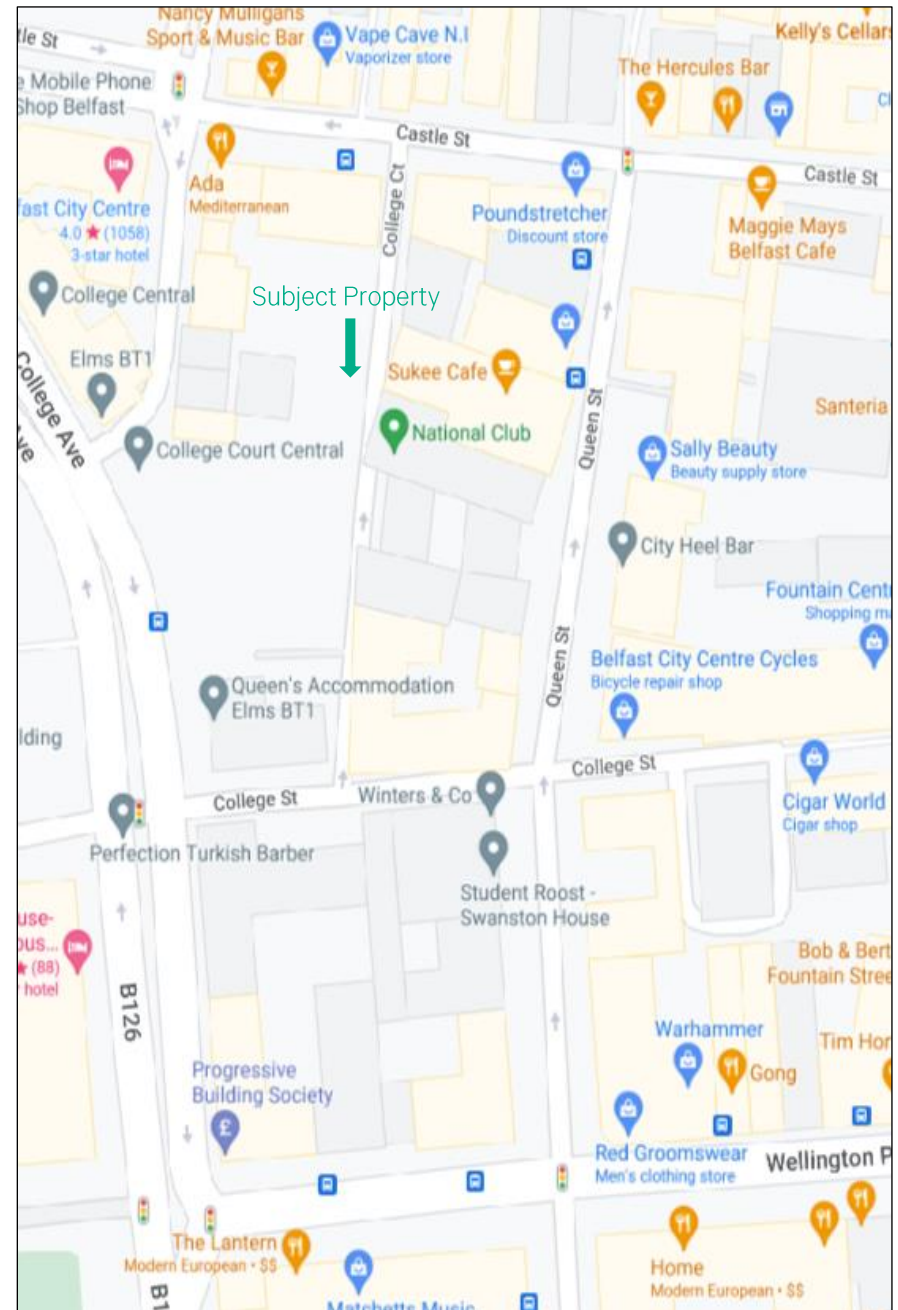
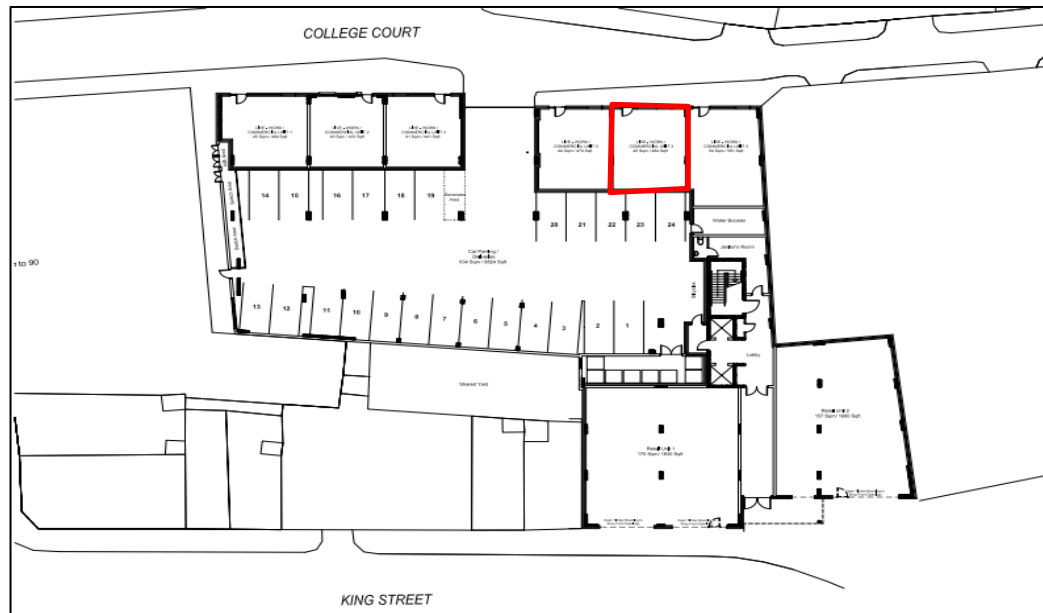
- City Centre Location
- 8-minute walk to Victoria Square
- George Best Belfast City airport within a 10-minute drive

## Location

The subject site provides the retail units with prominent frontage onto College Court and King Street and overlooking College Avenue which facilitates extremely high levels of traffic going north or west from Belfast city centre.

The commercial units front onto College Court less than 300m from Belfast's prime retail pitch and just 30 metres from bustling Castle Street.

The property is 200 metres from Castle Court Shopping Centre and a short walk to the Cathedral Quarter with the area surrounding the site comprising a mix of uses including residential, commercial, restaurants, bars and pubs.





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## Description

The unit extends to 431 sq ft with powder coated aluminium framed shop fronts, electric roller shutters and all main services brought to a distribution point. The central courtyard accommodates 20 parking spaces which can be leased in association with the subject units, at an additional rent.

## Price

We are seeking offers over £45,000., exclusive.

## VAT

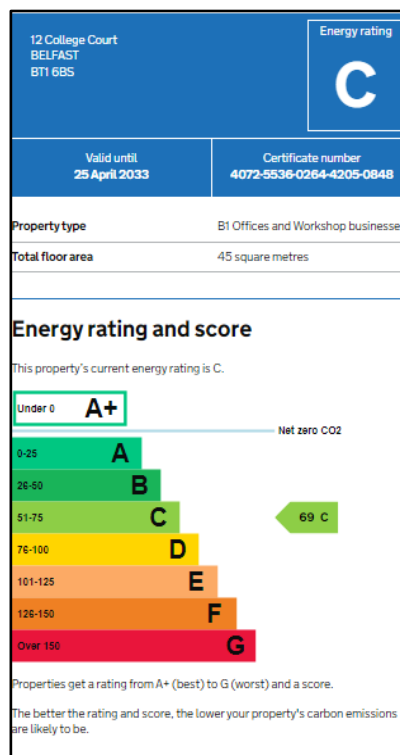
All prices are quoted exclusive of VAT, which may be payable.

## Rateable Value

We have been advised by Land and Property Services that the rate in the £ for 2023/24 is £0.572221 therefore the estimated rates payable for 2023/24 is £1,803.

## EPC

A copy of the EPC Certificates are available below and can be made available on request



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## Contact Us

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