

McConnell



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mcconnellproperty.com

TO LET



Excellent Retail Unit c. 460 sq.ft
Upper Floor Stores c. 772 sq.ft

Total area c.1,232 sq.ft (114.46 sq.m)

8 College Street
Belfast
BT1 6BT

- Prominent City Centre retail unit with flexible accommodation on the upper floors
- The property is located on the busy pedestrianised College Street within the retail core of Belfast's City Centre

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

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LOCATION

The premises are prominently located on College Street which runs between Fountain Street and Queen Street in Belfast City Centre.

The recent addition of the Irish News to College Street, and the opening of the new Room2 Hotel on the corner of Queen Street, have contributed to an increase in footfall, and anticipated higher spending in the area.

Other occupiers in the area include Boots, Café Nero, Subway, Sawers and Ellisons Jewellers.

DESCRIPTION

Prominent ground floor retail unit with first and second floor flexible accommodation, situated within a busy pedestrianised thoroughfare with excellent frontage onto College Street.

The property is fitted to include a suspended ceiling, spot lighting, wooden laminate flooring, painted / plastered walls and an electric roller shutter. W.C's are located on the first floor.

ACCOMMODATION

We estimate the property to have the following areas:

	Sq.Ft	Sq.m
Ground Floor	460	42.74
Ground Floor Store	16	1.49
First Floor	411	38.18
Second Floor	345	32.05
Total	c. 1,232	c. 114.46



LEASE DETAILS

Rent: £20,000 p.a
Term: A new lease for a term by negotiation.
Repairs: Internal Repairing and Insuring terms.

SERVICE CHARGE

A service charge will be applicable to cover a fair proportion of the cost of repair, maintenance and upkeep of common area's etc.

INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium.
Current year premium attributable to the subject £1,453.64

MANAGEMENT

Tenant is responsible for the landlord's agent's management fee of 6% annual rent plus VAT.

NAV

We are advised by Land & Property Services that the Net Annual Value of the premises is £14,100.

The current commercial rate in the pound is £0.599362 (2024/25) therefore the approximate rates payable in 2024/25 are £8,451.

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

VAT

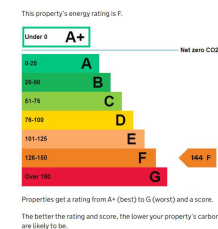
The property is not presently opted to tax therefore no VAT will be applicable on the annual rent.

EPC

The property has an energy performance rating of F144.

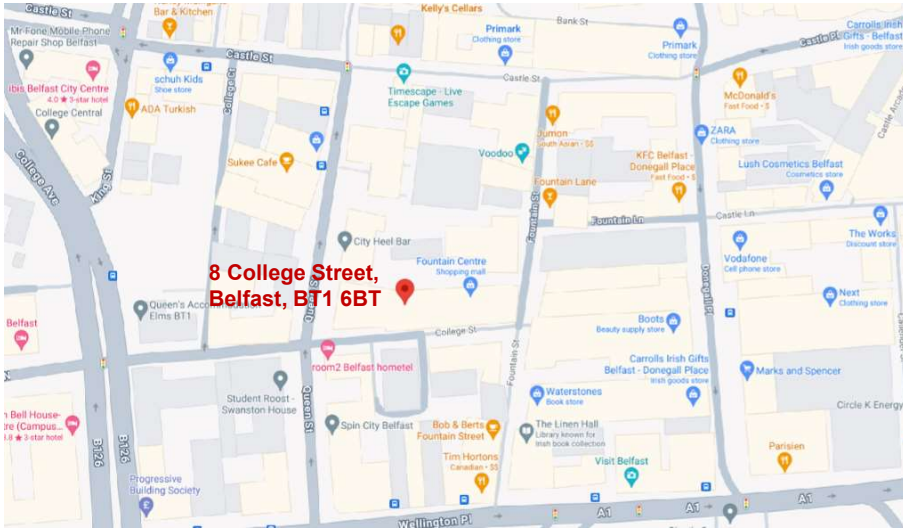
The full certificate can be made available upon request.

Energy rating and score



TO LET – 8 College Street, Belfast, BT1 6BT

LOCATION



VIEWING

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



Contact: Greg Henry / Ross Molloy
Tel: 07841 928670 / 07443 085690
Email: greg.henry@mcconnellproperty.com
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/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 McConnell Property. 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 Property and its subsidiaries and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of McConnell Property or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or 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 the property. (iii) No employee of McConnell Property has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of McConnell Property or its employees or agents, McConnell Property will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by McConnell Property. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and McConnell Property shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.