

**tdk** | Property

tdkproperty.com 028 9024 7111



Prominent Retail Unit  
Ground Floor Retail – 1200 sq. ft.

5, Wellington Place,  
Belfast BT1 6GA

**TO LET**

## PROPERTY SUMMARY

- **Prominent Location Close to City Hall.**
- **Strong passing footfall.**
- **Nearby occupiers include Tim Hortons, Bob and Berts and Hotel Chocolat.**
- **1200 sq. ft space.**

## LOCATION

Belfast is Northern Ireland's centre for administration, industry, and commerce with a population in the Greater Belfast area of approximately 600,000 persons.

The building occupies a highly prominent position fronting Donegall Square in the heart of the Central Business District. The units benefit from a high level of pedestrian footfall which is due to increase with the addition of new hotels, office, and student housing developments. Nearby occupiers include Tim Hortons, Bob and Berts, Vogue and Hotel Chocolat.

## DESCRIPTION

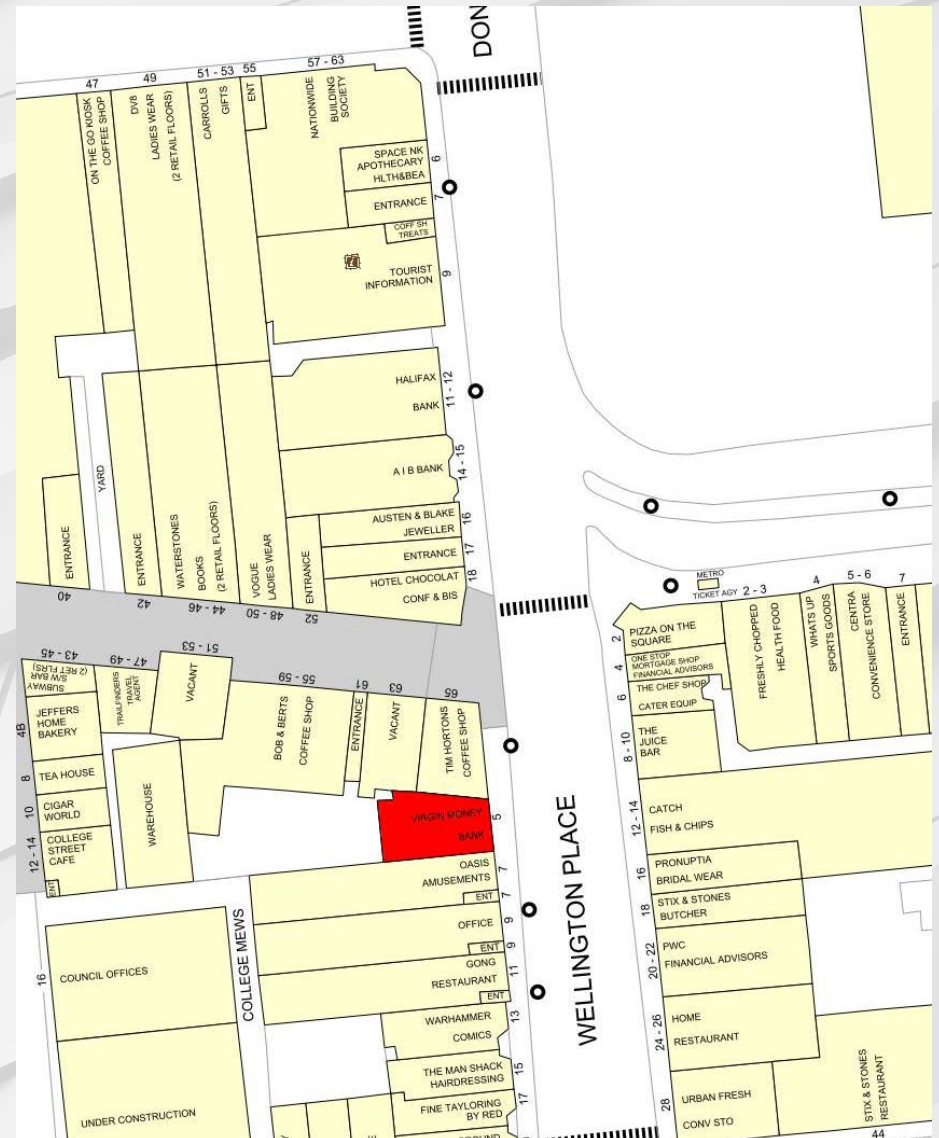
The premises benefits from a glazed frontage and internally it will be handed over as is or to a standard developer's shell specification with services brought to a distribution point. The unit is suitable for a variety of uses, including retail, restaurant, financial services and coffee shop (subject to planning permission).

## ACCOMMODATION

Ground Floor Retail – 1200 sq. ft.

## RATEABLE VALUE

We are advised by Land & Property Services that the NAV is £32,100. Rates payable for 2023/24 of approximately £18,368.29.



## LEASE DETAILS

Term	New 10 year effectively FRI lease
Rent	£40,000 per annum.
Repairs	Effectively full repairing basis by way of a service charge
Service Charge	Levied to cover external repairs, maintenance, and management of the common parts. Estimated at approx. £600 pax.
Insurance	Tenant to reimburse, Estimated at approx. £448.82 per annum.

## EPC

97-D - A copy of the EPC Certificate can be made available upon request.

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.

## VIEWING AND FURTHER INFORMATION

Contact: Mark Thallon  
Tel: 028 9089 4066  
Email: mark.thallon@tdkproperty.com

Contact: Dovydas Naslenas  
Tel: 028 9024 7111  
Email: dovydas.naslenas@tdkproperty.com



TDK Property Consultants LLP for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of TDK Property Consultants LLP or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) TDK Property Consultants LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of TDK Property Consultants LLP has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) TDK Property Consultants LLP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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/uksi/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 TDK Commercial Property Consultants LLP. 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.