

TO LET – RETAIL OPPORTUNITY

UNIT 10, HI PARK CENTRE, POTTINGER'S ENTRY, BELFAST, BT1 4PD

CBRE NI

PART OF THE AFFILIATE NETWORK



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Key Benefits

- Prominent location fronting Pottinger's Entry
- Multi-storey car parking nearby
- Ground floor retail unit extending to 448 sq ft

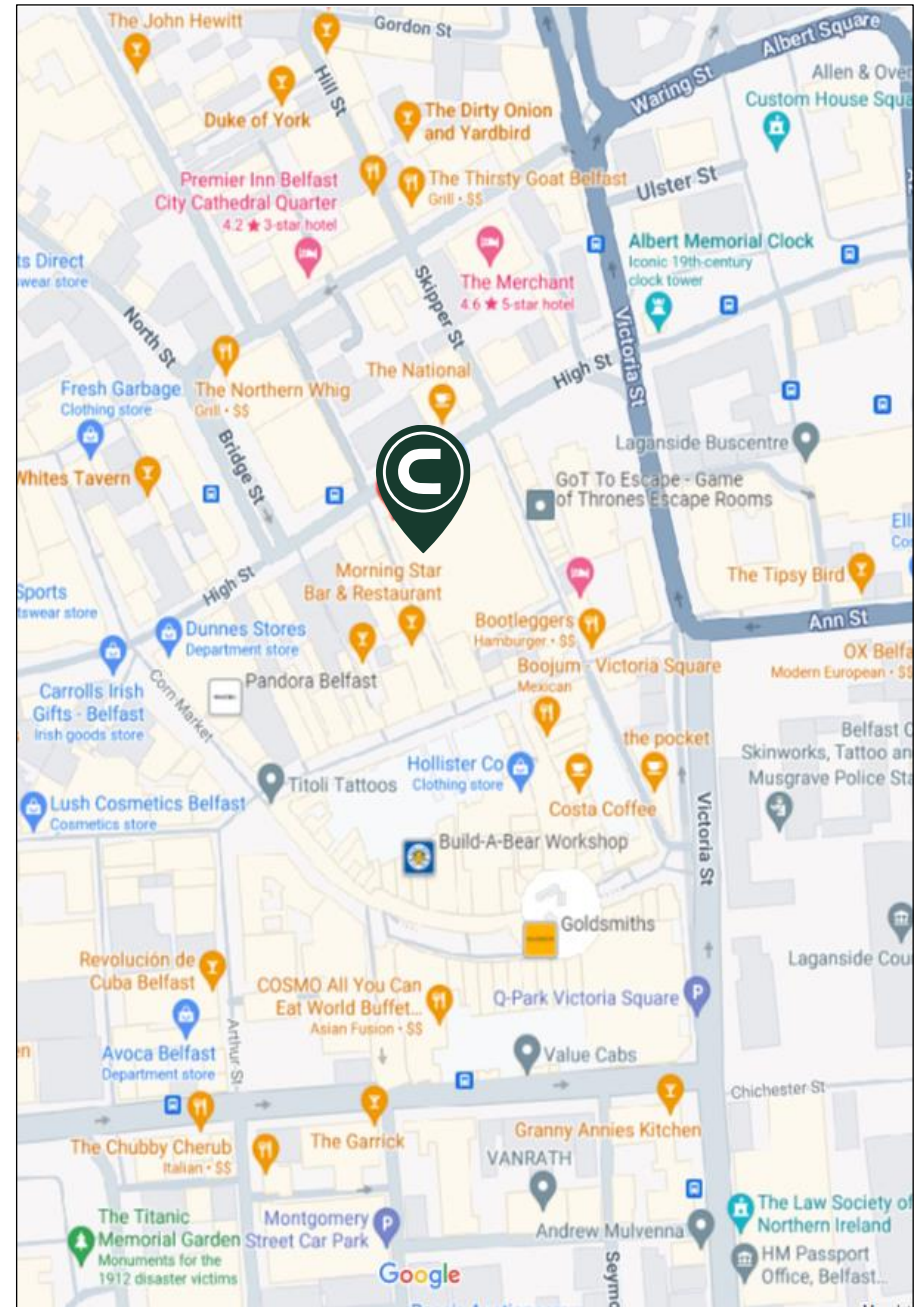
Location

The property occupies a prominent location fronting Pottinger's Entry in the heart of Belfast City Centre. Pottinger's Entry acts as a thoroughfare connecting High Street and Ann Street and as a result, benefits from high levels of pedestrian footfall. Neighbouring occupiers include Better Gym, Watchmaker and Grapevine.

Description

The property forms part of the Hi Park Centre, a mixed-use development comprising retail and leisure uses along with a multi-storey car park. The retail unit is finished to include suspended ceilings, recessed fluorescent tube lighting, plastered and painted walls along with a roller shutter.

The property may be suitable for a wide variety of uses subject to planning permission and the necessary statutory consents.



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Accommodation

Area	
41.64 sq m	448 sq ft

Lease Details

Rent	£13,500 per annum, exclusive
Term	Negotiable
Repairs/Insurance	Full repairing and insuring basis
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc.
Utilities	The occupier will be responsible for payment utilities consumed on the premises

VAT

All prices are quoted exclusive of VAT, which will be applicable.

Rateable Value

Payment of rates is the responsibility of the occupier, if demanded. We have been advised by Land and Property Services that the estimated rateable value for the first floor is £6,300.

The rate in the £ for 2024/25 is £0.599362. Therefore, the rates payable are £3,775.98 before the application of small business rates relief which an incoming occupier may benefit from.

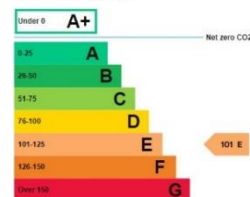
EPC

A copy of the EPC certificate is available below and can be made available upon request.

Unit 10 20-22 Pottingers Entry BELFAST BT1 4DT		Energy rating
		E
Valid until	Certificate number	
25 March 2034	6665-5954-7658-5352-1831	
Property type	A1/A2 Retail and Financial/Professional services	
Total floor area	40 square metres	

Energy rating and score

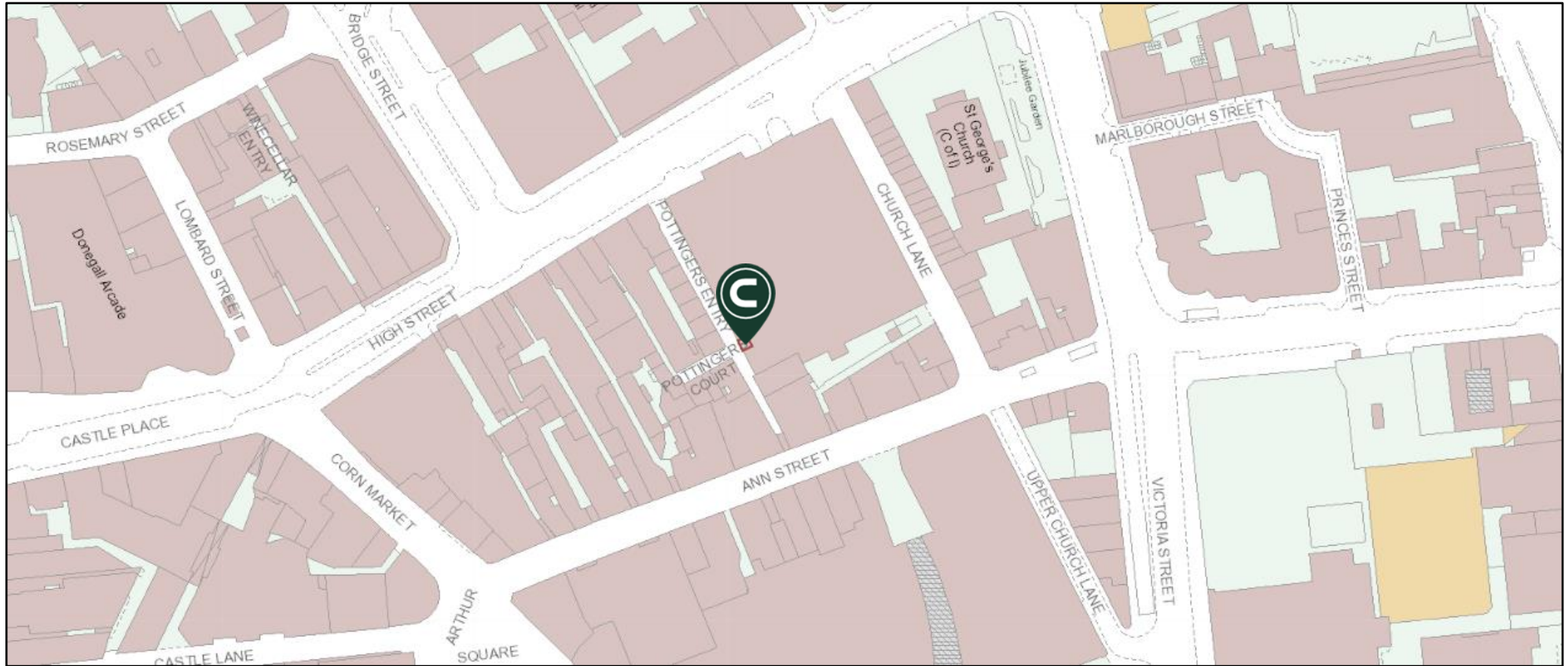
This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

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