

# TO LET – RETAIL OPPORTUNITY

UNIT 14A, HI PARK CENTRE, CHURCH LANE, BELFAST, BT1 4QN

**CBRE NI**

PART OF THE AFFILIATE NETWORK



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## Key Benefits

- Prominent location fronting Church Lane
- Multi-storey car parking nearby
- Ground floor unit extending to 612 sq ft

## Location

The property occupies a prominent location fronting Church Lane in the heart of Belfast City Centre. Church Lane 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, Mackey Opticians and Thyme.

## 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 unit is finished to a good standard to include suspended ceilings, recessed fluorescent lighting, plastered and painted walls along with carpeted flooring.

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



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## Accommodation

Area	
56.89 sq m	612 sq ft

## Lease Details

Rent	£20,000 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

## Rateable Value

To be assessed.

## EPC

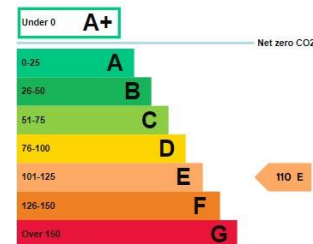
A copy of the EPC certificate is available below and can be made available upon request.

Unit 14a Hi Park Centre Church Lane BELFAST BT1 4QN	Energy rating <b>E</b>
Valid until 24 July 2027	Certificate number 0010-0133-1969-8923-3002

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	61 square metres

### Energy rating and score

This property's energy rating is E.

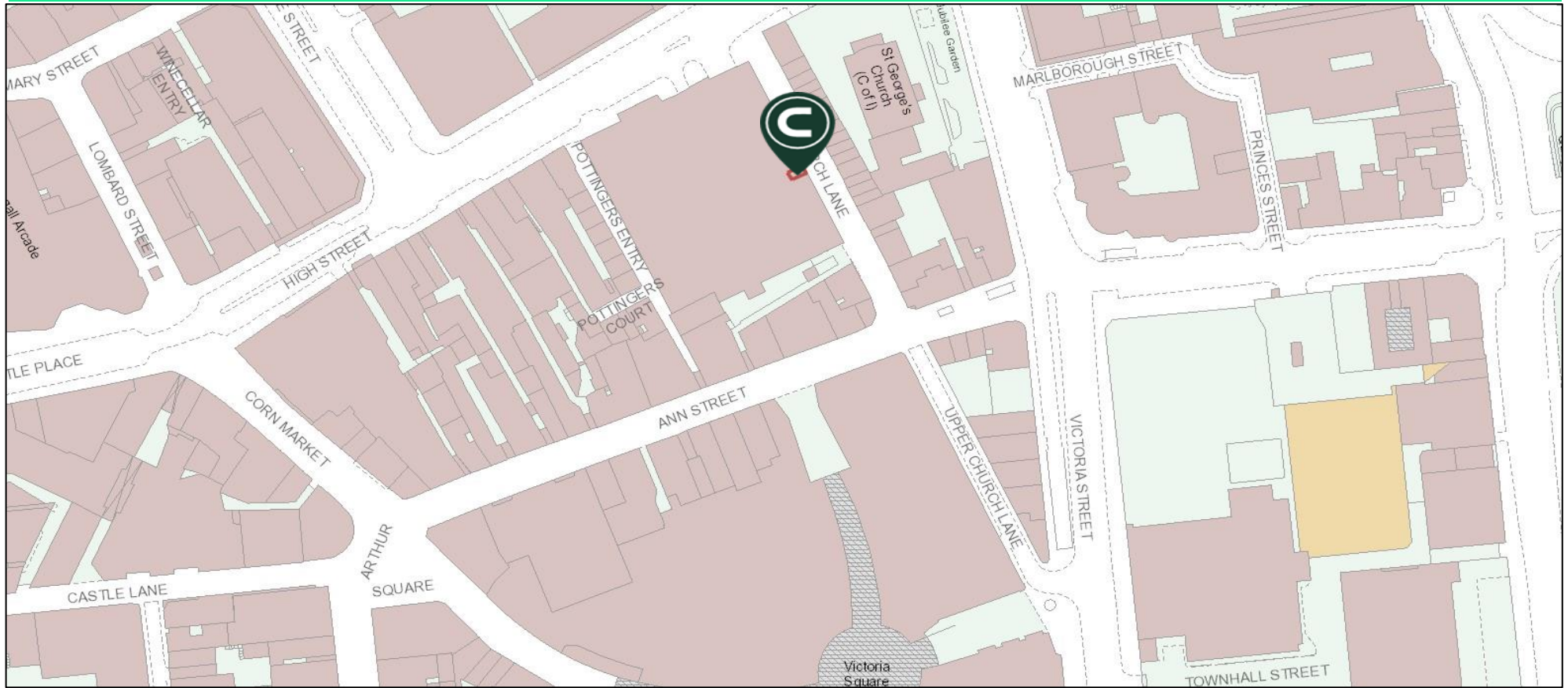


## VAT

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

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## Contact Us

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