



## To Let Superb Retail Unit

Ground Floor, 177 Donegall Street, Belfast BT1 2FJ



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COMMERCIAL

**028 90 500 100**



## SUMMARY

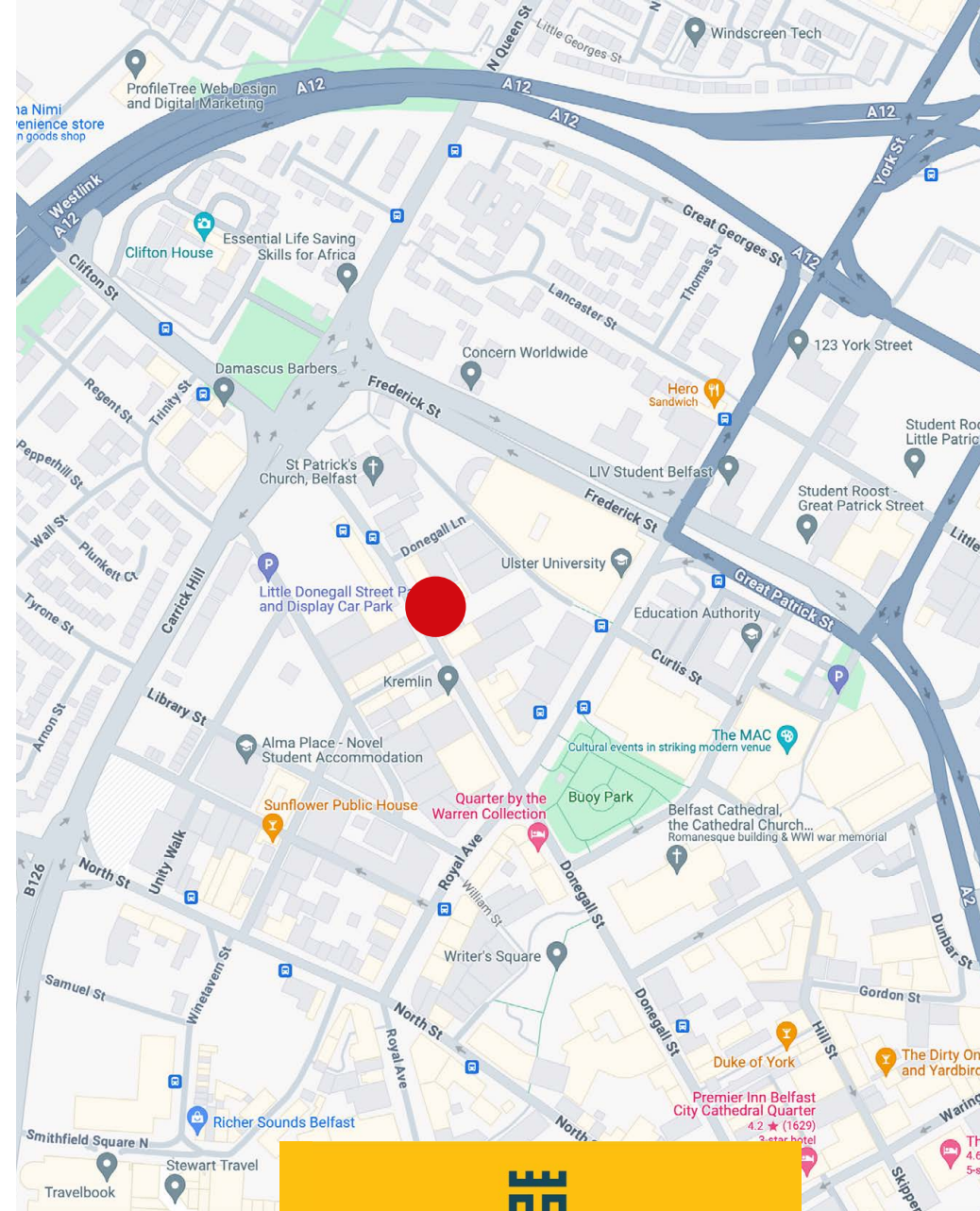
- Superb Ground Floor Retail unit
- Prime location on Donegall Street, next to the Ulster University Belfast campus
- Suitable for a variety of uses, subject to planning.

## LOCATION

- This superb retail opportunity occupies a prime location which abuts the new 800,000 sq ft University of Ulster York Street Campus and the Cathedral Quarter. Over 15,000 students are based in the new campus. The area is undergoing rapid redevelopment with numerous student accommodation blocks and B.T.R. Developments. Nearby, The Sixth is a new proposed £75m, 230,000 sq ft office and commercial workspace accommodation, which is being developed by Belfast City Council and McAleer & Rushe, will further strengthen this area of Belfast City Centre.
- Ulster University have purchased the neighbouring units and have massively increased footfall in the area. Other nearby occupiers include Toals Bookmakers, Vintage Kolektyw, Mike's Fancy Cheese, The Big Breakfast and multiple bars and eateries on Union St.

## DESCRIPTION

- The subject currently comprises a ground floor retail unit with large glass frontage and an open plan sales area.
- The unit is suitable for a variety of retail uses and café/restaurant planning consent may be attained subject to the necessary approvals.
- Nearby on street parking available as well as at St Anne's Square multi-storey and North Street Euro Car Parks.



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## ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Sales Area	195.15	2,101
	WC's		
<b>TOTAL</b>		<b>195.15</b>	<b>2,101</b>

## LEASE DETAILS

Term: Negotiable  
Rent: £25,000 per annum  
Repairs & Insurance: Tenant responsible for internal repairs and reimbursement of the building insurance premium to the Landlord.

## RATES

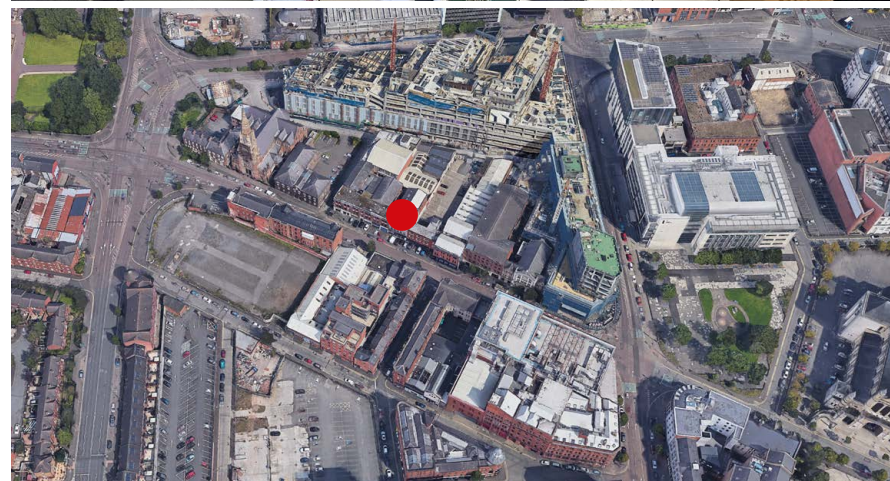
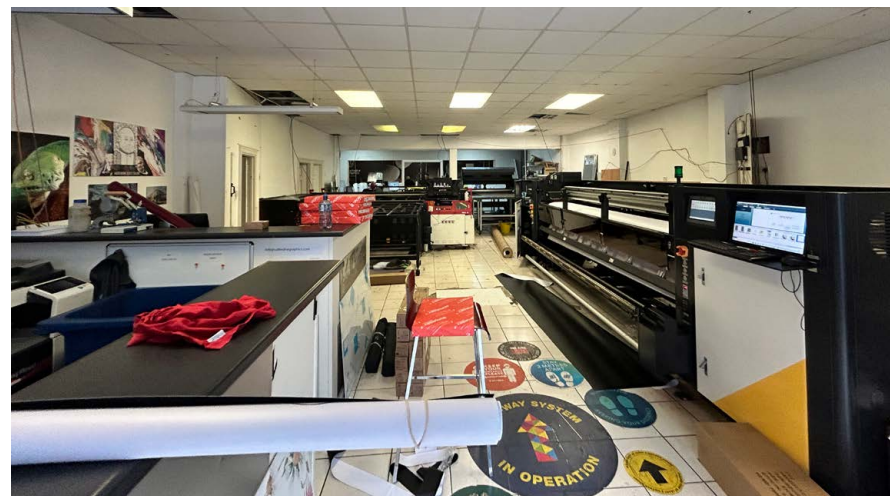
The Net Annual Values detailed on Land & Property Services website are as follows:

NAV = TBD

Rate in 24/45 = 0.599362

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



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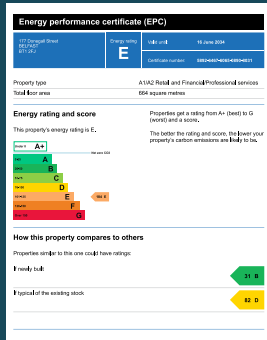
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## EPC



## CONTACT

For further information or to arrange a viewing contact:

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