



For Sale Superb Retail & Office Investment
21-23 Arthur Street, Belfast BT1 4GA



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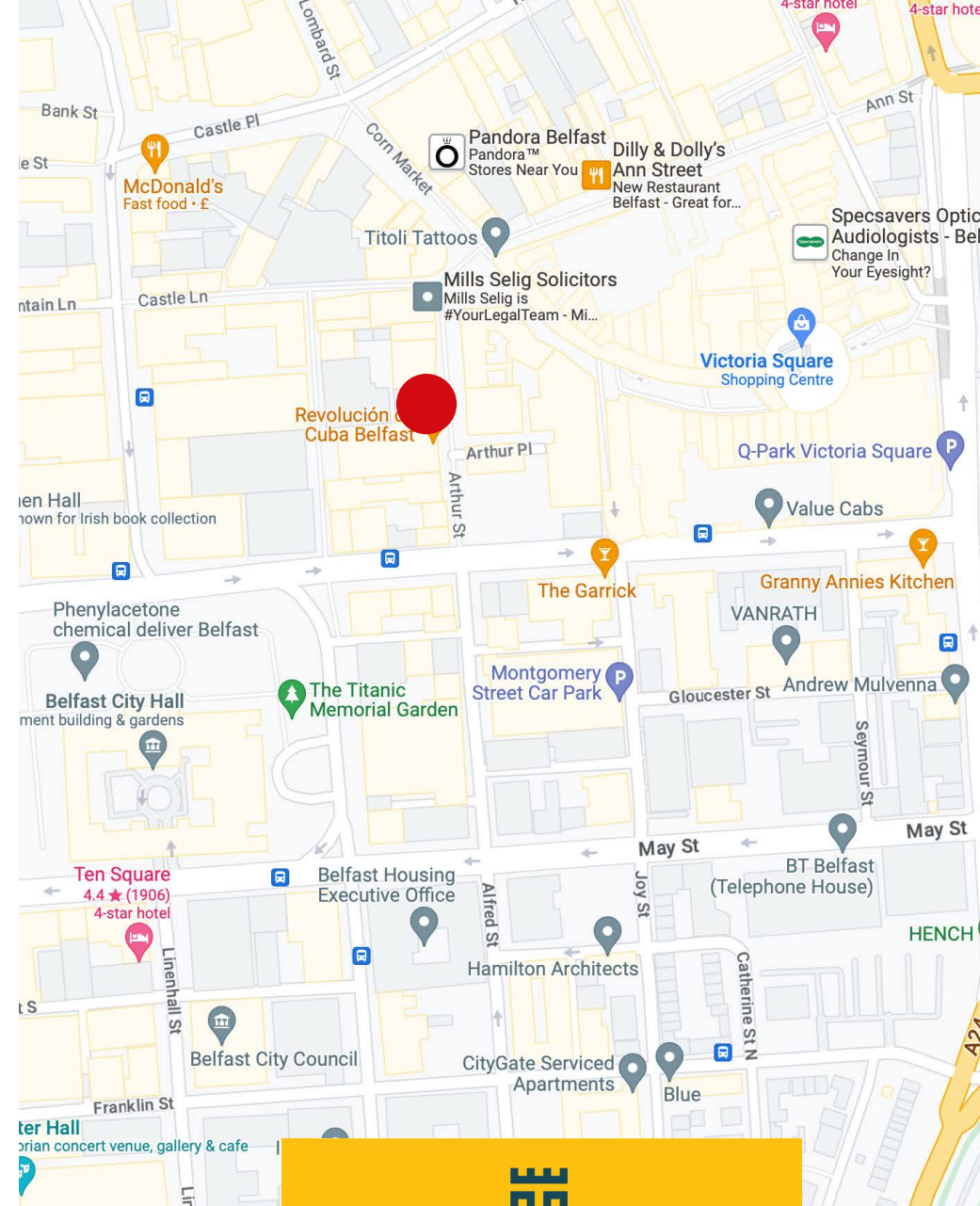
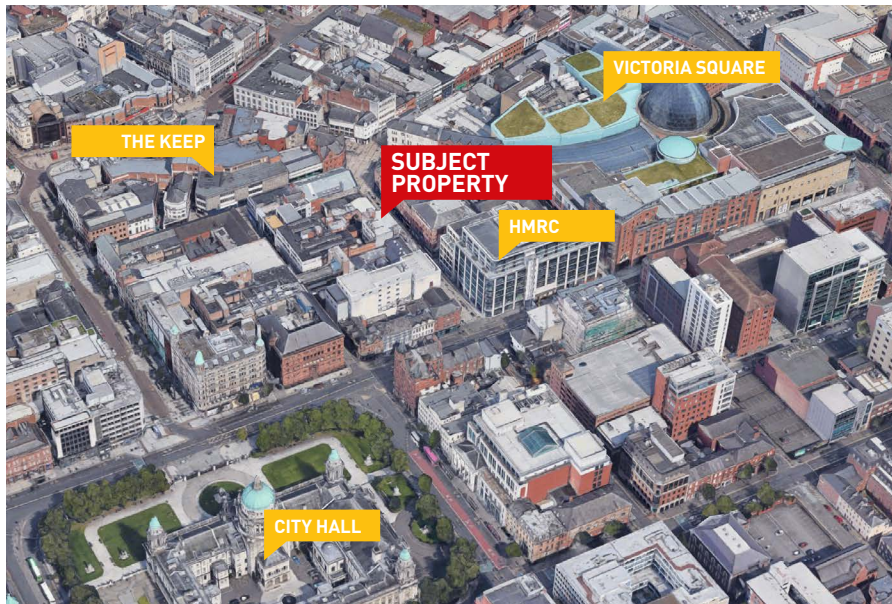
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LOCATION

- Arthur Street is one of Belfast's main retail pitches with some of the UK's best known retail brands including Anthropologie, Oliver Bonas, Mint Velvet, Jigsaw, Joules, Starbucks, Molton Brown and Greggs. It is in close proximity to Victoria Square and benefits from substantial pedestrian flow.

DESCRIPTION

- The building comprises two vacant ground floor retail units and 4 floors of offices above which are leased to Mills Selig, one of Northern Ireland's leading legal practices, who have recently spent over £1m on an office refit.
- The two retail units are ready lettable and could be combined if required.
- Office rent only £7.94 psf, so good potential for rental uplift.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
21A Arthur Street			
Ground Floor	Sales area	8.2	1,058
First Floor	Store	33.5	389
Total Area		131.7	1,447
23 Arthur Street			
Ground Floor	Sales area	175	1,879
Ground Floor	Ancillary Accommodation	35.2	379
Total Area		210.2	2,258
21 Arthur Street (Upper Floors)			
First Floor	Office	179.3	1,931
Second Floor	Office	182.4	1,963
Third Floor	Office	182.5	1,964
Fourth Floor	Office	186.7	2,010
Total Area		730.9	7,868
Overall Area		1,072.8	11,573

TENANCY SCHEDULE

21A Arthur Street - Vacant

Estimated Rental Value £50,000 per annum

Purchasers should make their own enquiries as to rental values.

23 Arthur Street - Vacant

Estimated Rental Value £75,000 per annum

Purchasers should make their own enquiries as to rental values.

21 Arthur Street – Mills Selig

9 years and 11 months from 9th January 2022, at an annual rent of £62,500 per annum.

Next review on 8th December 2027. Tenant has a break clause on 8th December 2027.



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RATES INFORMATION

We understand that the property has been assessed for rating purposes, as follows:-

21 Arthur Street	NAV	£78,000
21a Arthur Street	NAV	£41,400
23 Arthur Street	NAV	£70,000

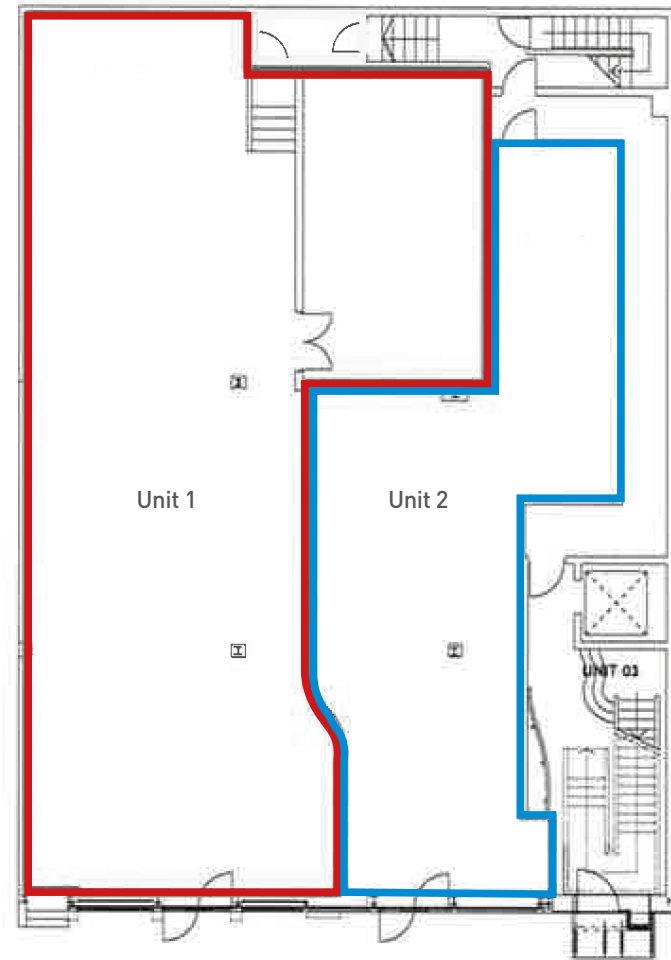
Rate in £ 2024/25 = 0.599362

VAT

The property is registered for VAT.

PRICE

Offers in the region of £2.5 million.



Ground Floor

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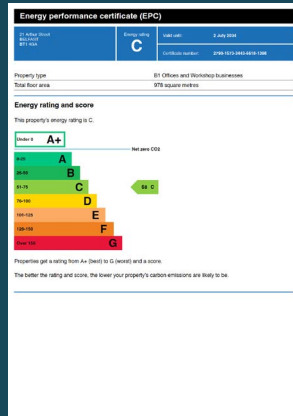
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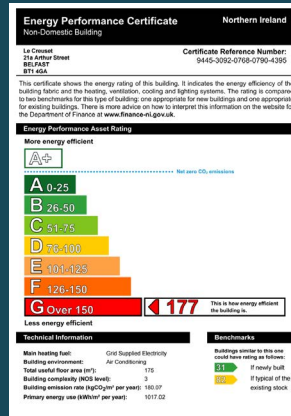
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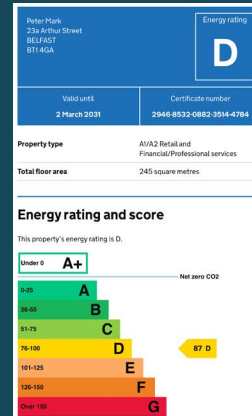
EPC



21



21a



23a

CONTACT

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