

# McConnell



**028 90 205 900**  
[mcconnellproperty.com](http://mcconnellproperty.com)

**TO LET**



## Prime Warehouse Unit of 4,244 sq ft (394.28 sq m)

69-71 Great Victoria Street  
Belfast  
BT2 7AF

- Located prominently on Great Victoria Street within Belfast City Centre.
- 4,244 sq ft of Warehouse / Showroom accommodation with rear roller shutter access.

Montgomery House,  
29-31 Montgomery Street, Belfast, BT1 4NX

T: 028 90 205 900  
E: [info@mcconnellproperty.com](mailto:info@mcconnellproperty.com)

## LOCATION

Belfast is the capital of Northern Ireland and the commercial centre for a population in the region of 500,000 persons. The City benefits from good communication links, both in terms of road and rail networks, therefore making it very accessible from all parts of the province.

The subject property is situated on Great Victoria Street in the heart of Belfast City Centre and benefits from excellent transport links being situated a short distance away from the new Weavers Cross transport hub as well as having easy access to the Westlink / Motorway network.

## DESCRIPTION

The property comprises a warehouse / showroom extending to approximately 4,244 sq ft as well as additional secured yard space to the side.

Internally, the property is finished to include a rear ramp and roller shutter access, generous eaves, trade counter, showroom and office provisions.

## LEASE DETAILS

Term: Negotiable

Rent: Upon application

The property will be Let on effective Full Repairing & Insuring terms.

## ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	4,244	394.28
W.C.	-	-
<b>Total</b>	<b>4,244</b>	<b>394.28</b>



## RATES

We have been advised by Land & Property Services of the following:

### 69-71 Great Victoria Street

Net Annual Value: £13,900

£ for 2024/2025: 0.599362

Estimated rates payable: £8,331.13

Interested parties are advised to make their own enquiries in respect to rates.

## VAT

The property is not elected to tax and therefore no VAT is payable on the rent.

## EPC

The unit has achieved an Energy Performance Certificate of PENDING  
Contact the agent for copy of full certificates.

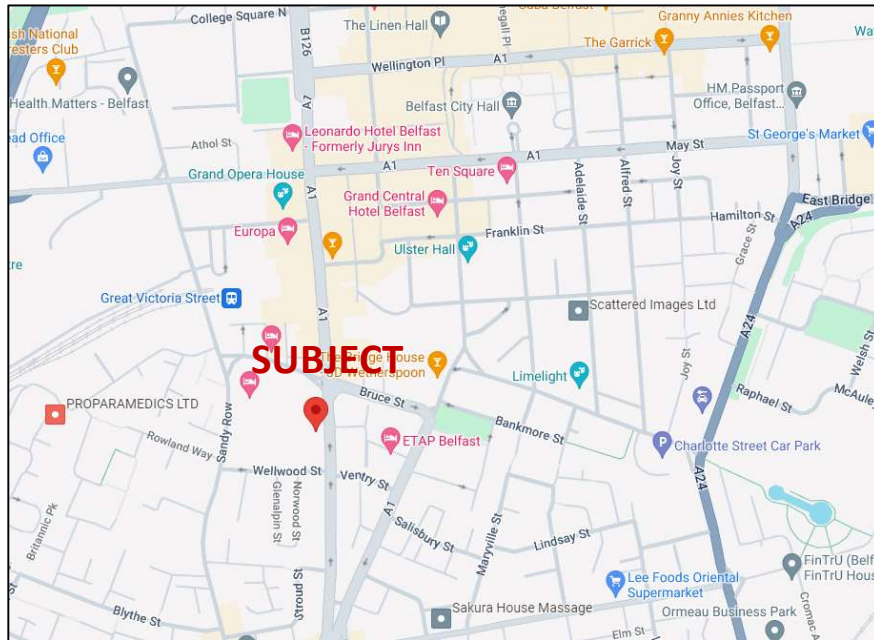


TO LET – 69-71 Great Victoria Street, Belfast, BT2 7AF

McConnell



## LOCATION



## VIEWING

For further information or to arrange a viewing, please contact:

McConnell



**Contact:** Greg Henry / Ross Molloy

**Tel:** 07841 928670 / 07443 085690

**Email:** [greg.henry@mcconnellproperty.com](mailto:greg.henry@mcconnellproperty.com) /  
[ross.molloy@mcconnellproperty.com](mailto:ross.molloy@mcconnellproperty.com)

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### 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 McConnell Property. 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.

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