

Northern Property

Estate Agents & Property Consultants

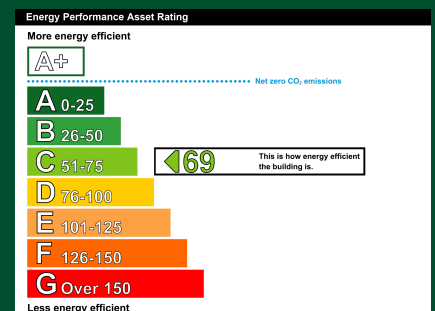


132 Donegall Street
Belfast, BT1 2GY

£750
Per Month



- Belfast City Centre
- Ground Floor Retail Unit
- Circa 350 Sqft
- Electric Roller Shutter Access
- Rates Approximately £2,157 Per Annum
- EPC Rating C69 (0270-0035-0119-6508-4002)





Description

LOCATION

Located on the junction on Donegall Street, just off Carrick Hill and York Street in Belfast City Centre. Donegall Street is just 200m from the Westlink and a short walk from Ulster University Belfast with over 15,000 students based in the new campus. The property benefits from excellent public transport connections. The unit is neighbouring a busy row of shops with high volumes of passing trade.

DESCRIPTION

Spacious ground floor accommodation is currently used as a private tattoo studio but would lend itself to various uses subject to planning consents. The commercial premises comprises a retail space with wooden frame single glaze shop front, kitchen facilities and separate WC. The premises is circa 350 sqft.

RENTAL PRICE

We have been instructed to seek rent of £9,000 Per Annum (£750 Per Month)

FULL REPAIRING AND INSURING LEASE

The tenant shall be responsible for paying the insurance premium to the landlord, approximately £190 per annum.

RATES

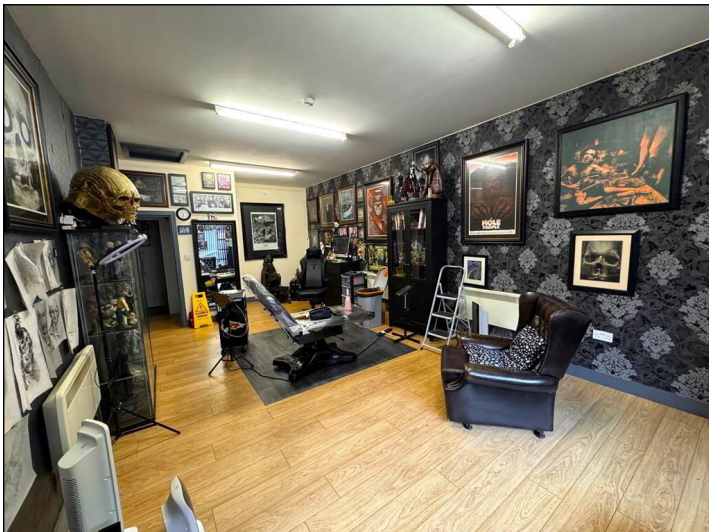
The property has an NAV of £3,600 and the 2023/24 Rates are £2,157.70 Per Annum

FURTHER INFORMATION

For access, further information and/or register your interest, please contact our commercial team today- 028 90 324 555 - commercial@northernproperty.com

Ground Floor

SHOP FRONT:





8.25m x 3.94m (27' 1" x 12' 11")

Wooden frame single glazed frontage. Electric roller shutter access. Tiled doorstep. Laminate flooring. Electric meter box. 3 x Electric heaters. Strip lighting. Smoke alarm. Access to roofspace. Kitchenette - high and low level units, stainless steel sink with mixer tap and electric water heater.

HALLWAY:

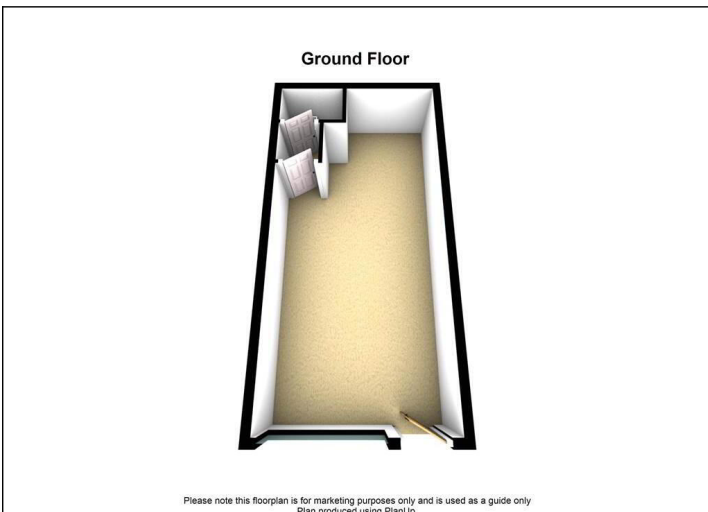
1.19m x 1.02m (3' 11" x 3' 4")

Laminate flooring. PVC Cladding on walls and ceiling.

BATHROOM:

1.55m x 0.89m (5' 1" x 2' 11")

White two piece suite. Tiled flooring. PVC cladding on walls and ceiling. Extractor fan.





VIEWING IS STRICTLY BY APPOINTMENT WITH OUR OFFICE

Northern Property[®] Sales - Lettings - Management - Commercial

Headquarters
263 Falls Road
Gaeltacht Quarter
Belfast, BT12 6FB

T: 90 324 555

Commercial & Investments
721a Lisburn Road
Belfast
BT9 7GU

T: 90 31 31 33

New York
167 Madison Av
Suite 505
New York, NY 10016

T: 001 646 968 0559

 sales@northernproperty.com
 [@northernpropertyestateagents](https://www.facebook.com/northernpropertyestateagents)
 [@propertyni](https://twitter.com/propertyni)
 [@northernproperty](https://www.instagram.com/northernproperty)

CALL US

028 90 324 555



Proud sponsors of
Antrim GAA & LGFA

Northern Property for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) these particulars are set out as a general guideline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute any part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves in inspection or otherwise, as to the correctness of each of them; (3) No person in the employment of Northern Property has any authority to make or give representation or warranty whatever in relation to this property.

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and 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 agreement with Northern 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.

Northern Property is a trading name of Northern Propertyni.com Limited. **Registered Address:** 263 Falls Road, Belfast, BT12 6FB. **Company Number:** NI616495