



To Let Retail Premises
26-28 Ann Street, Belfast, BT1 4EF



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Summary

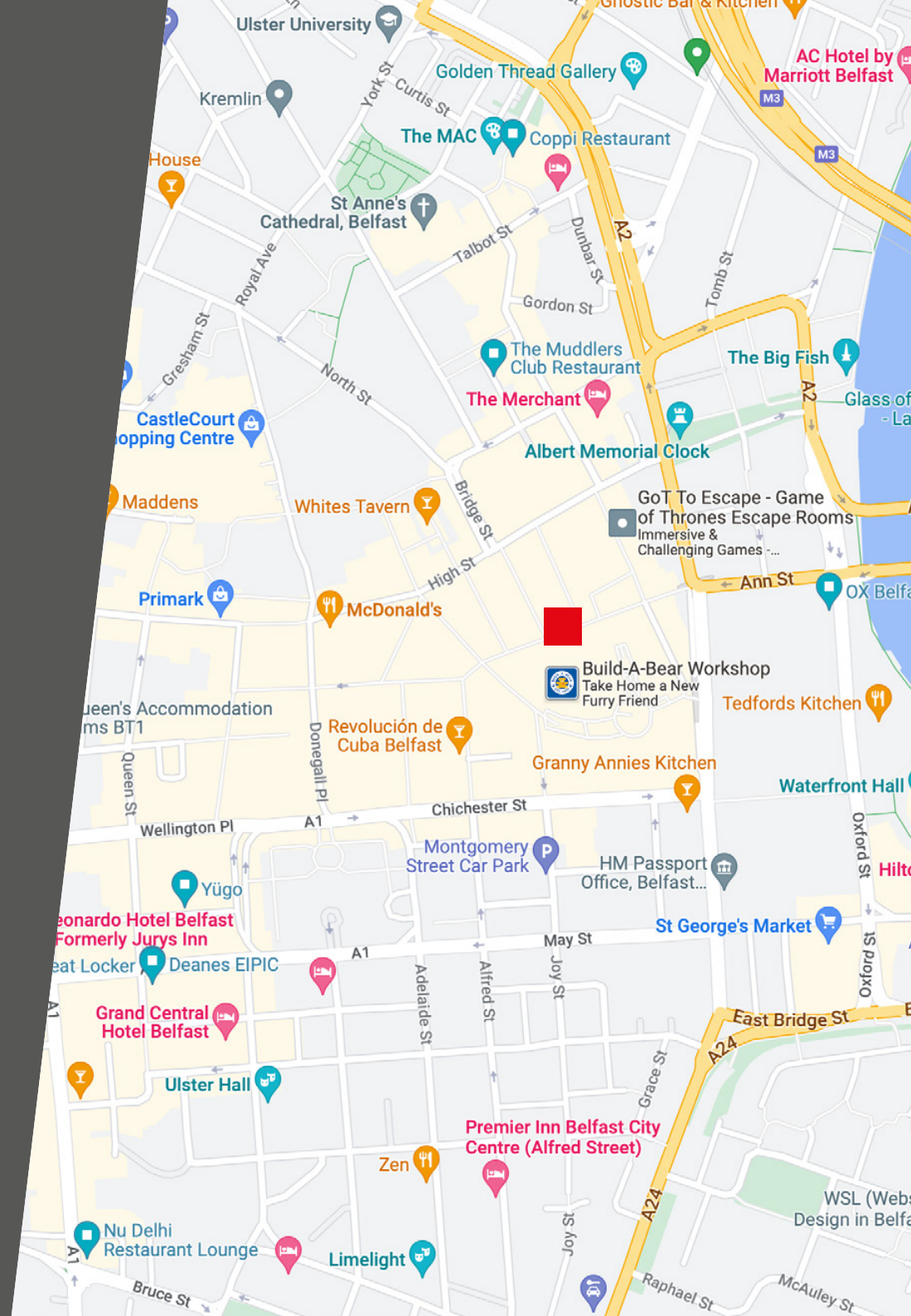
- Highly prominent retail premises fronting directly onto Ann Street, situated in the heart of Belfast City Centre.
- The building enjoys benefits of being located diagonally opposite one of the main entrances to Victoria Square, widely regarded as the premier shopping centre in Northern Ireland.
- Surrounding occupiers include Caffé Nero, Urban Outfitters, Poundland, Holland & Barrett, Argento, CEX, and Dunnes stores.
- Suitable for a wide variety of retail uses subject to any statutory consents.

Location

The property is located in Belfast City Centre, the capital of Northern Ireland with an estimated catchment of c.1 million people within a 20-minute drive time.

Belfast is regarded as one of the best shopping cities in the UK, a position which is continuing to improve due to the increasing number of visitors to the city who have ranked it as one of the best weekend break destinations in the UK.

Occupying a prime city centre position, situated extremely close to the Ann Street entrance to Victoria Square and Arthur Square, now recognised by many as Belfast's prime retail location. Nearby occupiers include Caffé Nero, Urban Outfitters, Dunnes Stores, Sostrene Grene, CEX, Hollister, Boojum, Holland & Barrett, and Argento.



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Description

The property comprises of an impressive 3-storey building finished to a high standard throughout, comprising over ground, first, and second floors. Property provides excellent window frontage onto Ann Street.

Accommodation

We calculate the approximate net internal areas to be as follows:

Description	Sq. M	Sq. Ft
Ground Floor	151.62	1,632
First Floor	162.40	1,748
Second Floor	108.33	1,166
Total approximate net internal area	422.35	4,546

Lease

Length of lease by negotiation.

Rates

NAV: £32,200.00

Non-Domestic Rate in £ (24/25): 0.599362

Rates Payable: £19,299.46 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £75,000 per annum.

Repair

Tenant to be responsible for the upkeep, maintenance and decoration of the exterior of the interior to include shopfront and roller shutter.

Service Charge

Tenant to be responsible for the payment of a service charge in connection with the upkeep, maintenance and decoration of the exterior and common areas building of which the subject premises forms part, to include insurance.

Management Fee

Tenant to be responsible for the payment of agent's management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole letting agents:

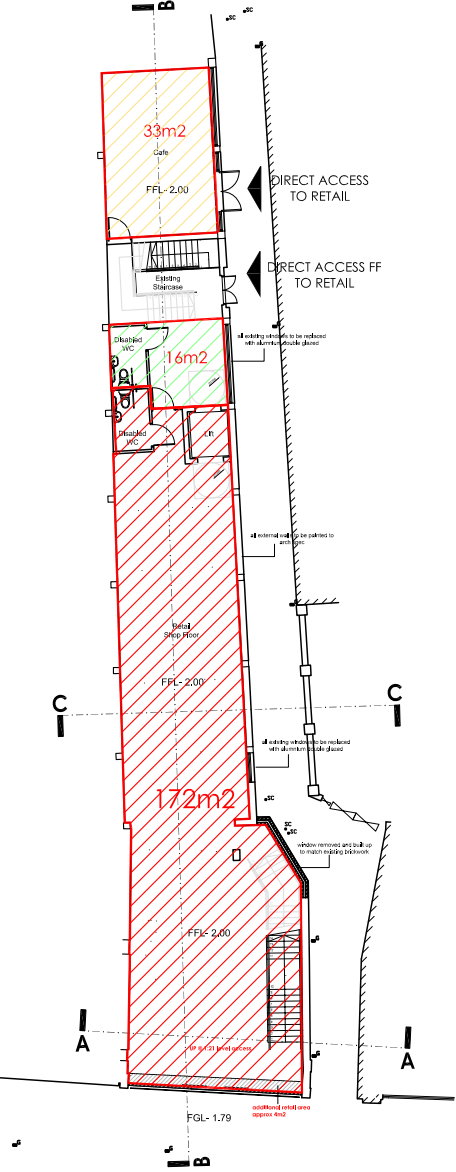
Frazer Kidd

028 9023 3111

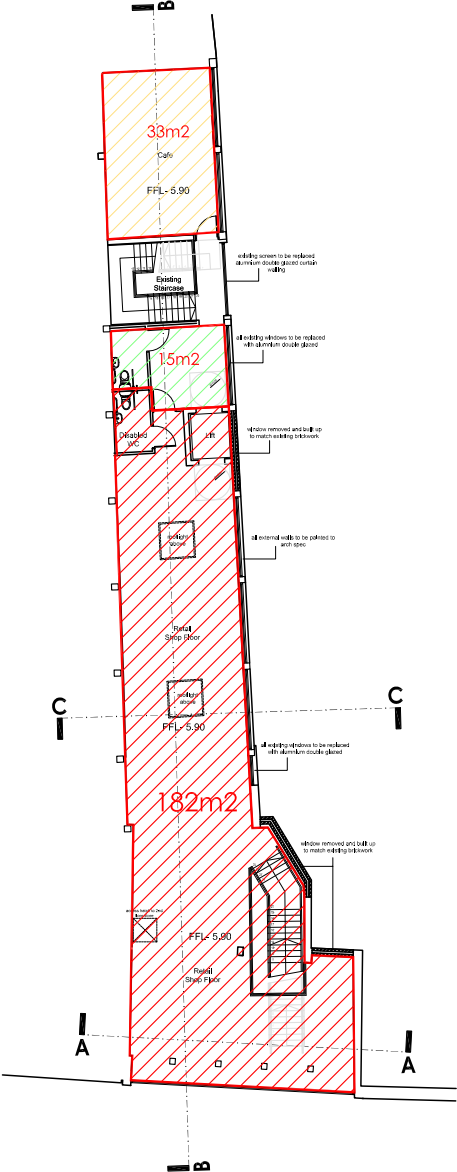
mail@frazerkidd.co.uk

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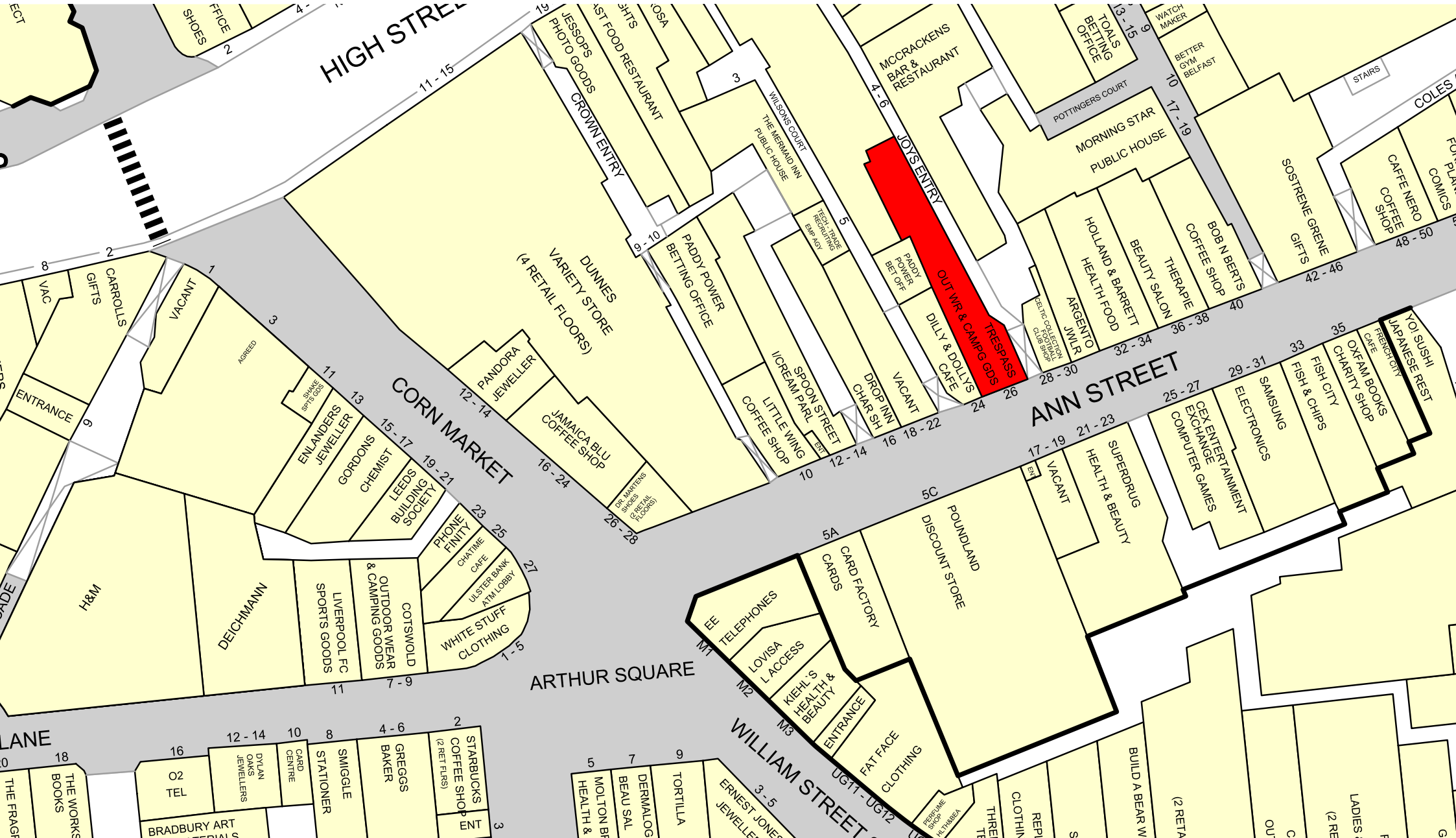
**Proposed
Ground
Floor**



**Proposed
First
Floor**

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For further information please contact:

Brian Kidd

07885 739063

bkidd@frazerkidd.co.uk

Neil Mellon

07957 388147

nmellon@frazerkidd.co.uk

Molly Willis

mwillis@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

mail@frazerkidd.co.uk

frazerkidd.co.uk

Disclaimer

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