



Instinctive
Excellence
in Property.

To Let

Prominent Ground Floor Retail Unit
c. 703 sq ft (65.34 sq m)

45-47 Rosemary Street
Belfast
BT1 1QB

RETAIL

AVAILABLE
FEBRUARY 2025



RETAIL

Location Map



Location

The premises is located on Rosemary Street, just off of Royal Avenue. The property benefits from a short walk to Belfast City Hall and Castle Court Shopping Centre whilst being easily accessible to a range of transportation links. Neighbouring occupiers include HSBC, Sports Direct and H&M.

Description

The subject comprises a ground floor retail unit which is finished to a basic standard throughout. The internal specification includes:

- Laminate Flooring
- Painted plastered walls
- Suspended ceiling
- WC facilities

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	703	65.34

Lease Details

Rent: £12,000 per annum exc.

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £13,800
Estimated rates payable: £8,271.20

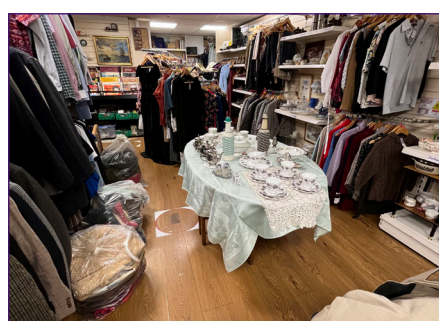
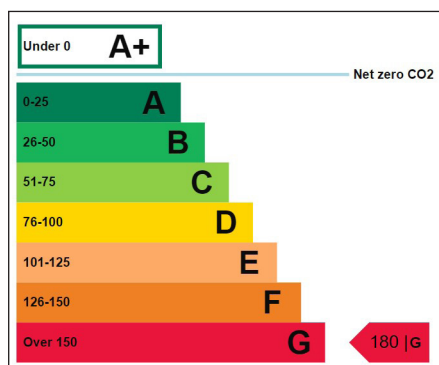
VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

EPC



RICHARD McCAIG: 📞 028 9027 0034 📠 079 0352 5280 ✉ richard.mccaig@osborneking.com
KYLE McCOMISKEY: 📞 028 9027 0012 📠 077 3081 1885 ✉ kyle.mccomiskey@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD
 📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📺 📷 📺

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/uk/si/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 Osborne King. 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.

MISREPRESENTATION ACT 1967

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