



# For Sale Prime City Centre Retail Premises

13 Cornmarket, Belfast, BT1 4DA

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**FRAZER  
KIDD**



# For Sale

## Prime City Centre Retail Premises

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### Summary

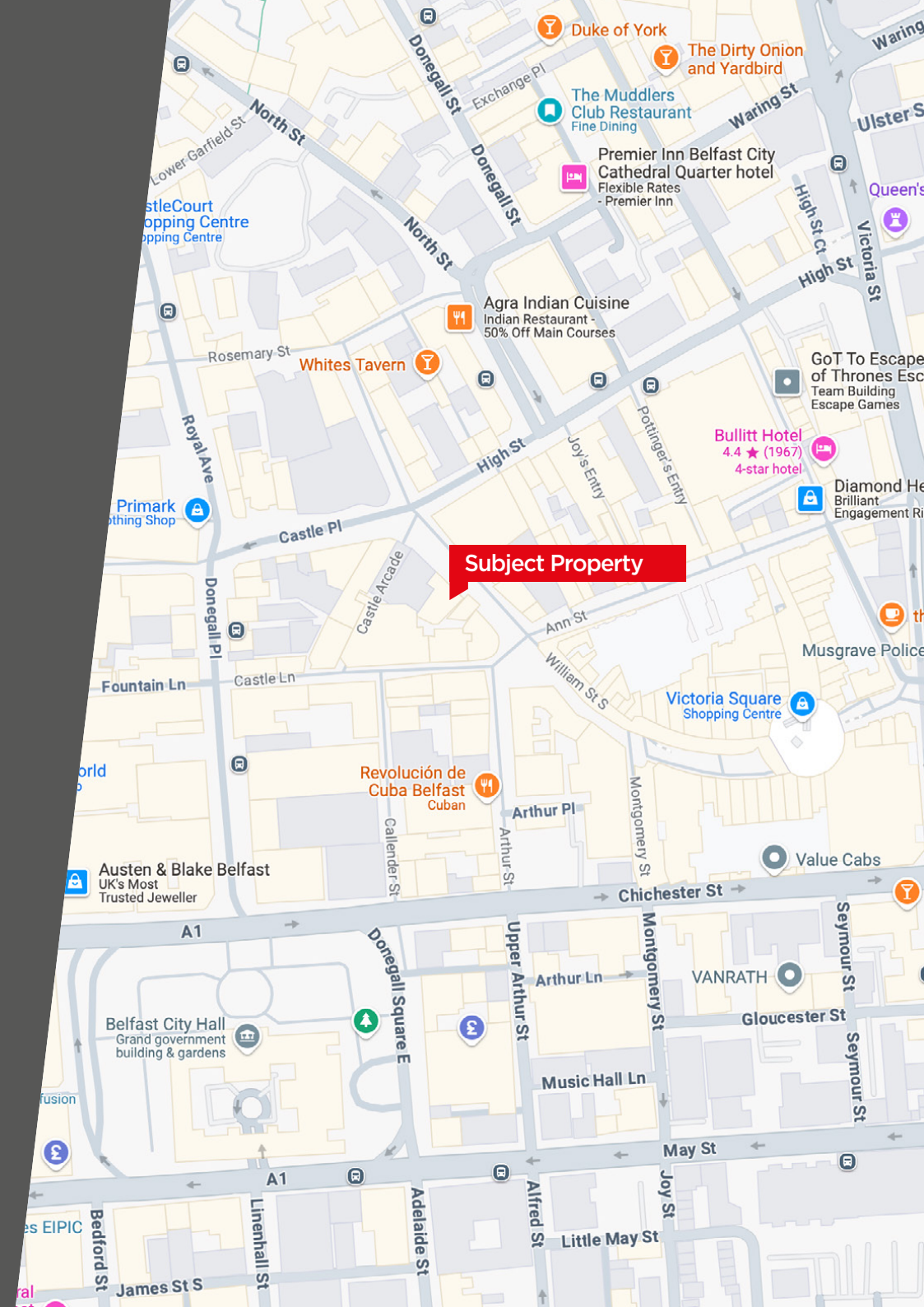
- Prime retail pitch fronting onto Cornmarket in the heart of Belfast City Centre.
- Strategic shopping position adjacent to Apple, opposite Pandora and close to Primark, & Victoria Square.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

### Location

Belfast has an estimated shopping catchment of approximately 1 million people within a 20-minute drive-time of the City Centre.

With excellent road and rail connections, the city enjoys an increasing number of visitors who have voted Belfast as one of the UK's top weekend break destinations.

This high-profile retail building occupies a prime position on Cornmarket, situated directly adjacent to KEEP a new 70,000 sq ft retail and leisure development including tenants such as, Apple, H&M, Victoria Square and CastleCourt Shopping Centres, as well as the long-established retail pitches of Ann Street, Arthur Street, Castle Lane, and Castle Place.



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## Description

The property comprises a ground floor retail premises plus mezzanine floor. The premises has the potential to have the mezzanine floor removed providing for an impressive double height retail unit.

The property has an electric roller shutter, suspended ceilings, recessed spot lighting, part painted brick walls and laminate flooring.

## Accommodation

We calculate the approximate Gross Internal Areas to be as follows:

Floor	Sq. M	Sq. Ft
Ground	370	34.60
Mezzanine	370	34.60
<b>Total Approximate Gross Internal Area:</b>	<b>740</b>	<b>69.20</b>

## Title

Leasehold Subject to a Ground Rent, full details on request.

## Price

Inviting offers in the region of £375,000

## Rates

NAV: £16,400

Non-Domestic Rate in £ (23/24): 0.572221

Rates Payable: £9,829.54 per annum

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## VAT

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

## Viewing

Strictly by appointment with the sole selling agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





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# FRAZER KIDD

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