

To Let

High Profile Modern Ground Retail / Office Unit
Unit 6 Nelson Trade Centre, Nelson Street, Belfast, BT15 1BH



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Property Highlights

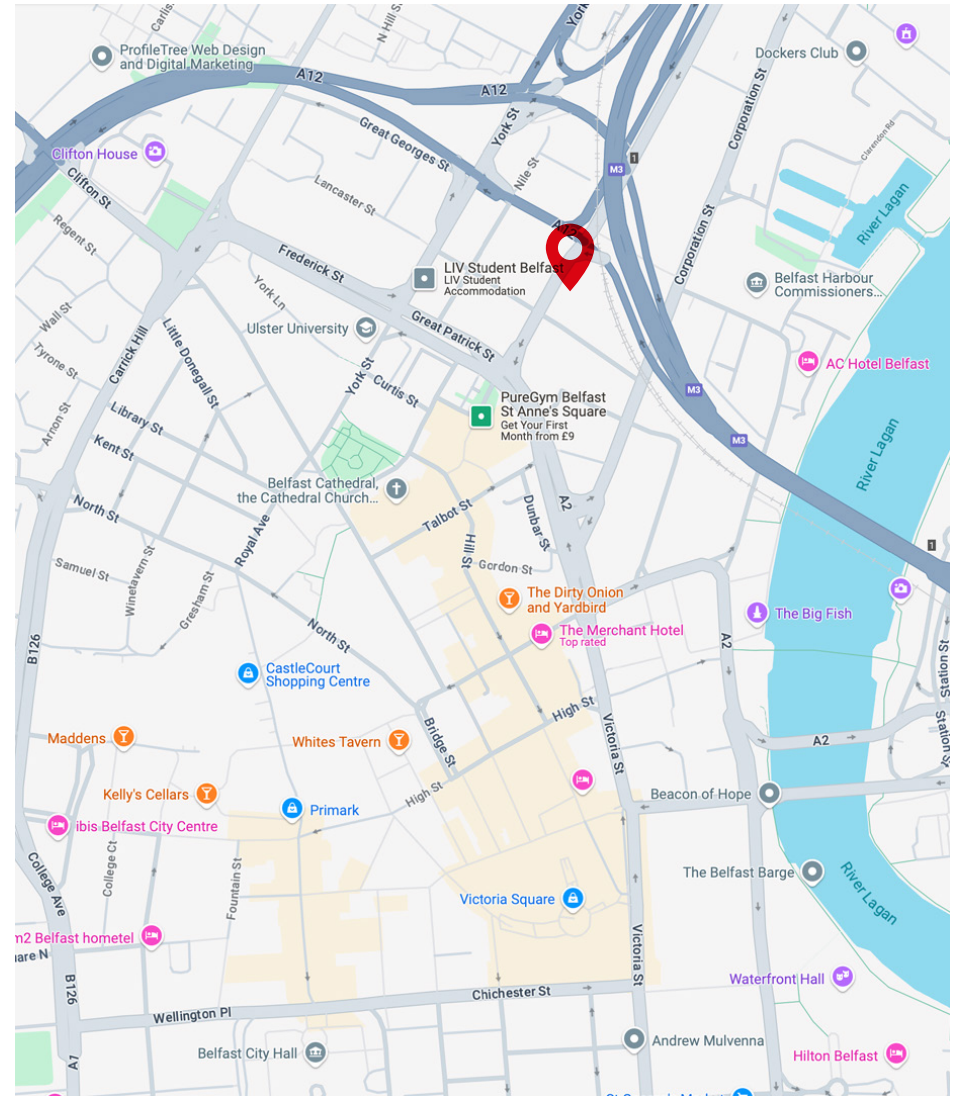
- Occupying a highly prominent position close to Ulster University and the motorway network
- Fully fitted required minimal ingoing expenditure
- Ground floor extending to approximately 985 Sq. Ft (91.5 Sq. M).
- Rent - £15,000 pax, subject to contract.
- Suitable for a variety of uses, subject to planning permission.
- Immediately available.

Location

Unit 6 Nelson Street is located within the city's vibrant and bustling urban area. The unit is located in the central part of the city, making it easily accessible from various parts of Belfast as well as being in close proximity to the M2 motorway.

The location is near Belfast's key business and cultural districts, offering proximity to a wide range of shops, restaurants, and entertainment options. The area is well-connected to public transportation networks, including bus and train services, making it a convenient place for businesses.

Nelson Street is positioned in an area that is part of Belfast's ongoing urban development, and it benefits from the regeneration efforts that have transformed parts of the city centre in recent years. The location is also within walking distance of popular locations such as the Titanic Quarter, City Hall, The SSE Arena and Ulster University.



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Description

The unit is part of a development featuring eight self-contained business units, all benefiting from prominent frontage onto Nelson Street. Unit 6 at Nelson Trade Centre is a high-profile, modern ground-floor retail/showroom/office with on-site and layby parking. Fitted to a high standard, the space includes a suspended ceiling, recessed fluorescent lighting, carpeted floors, a fitted kitchen, and roller shutters to both the front and rear.

Accommodation

The property provides the following approximate net internal area:

Ground Floor	Sq M	Sq Ft
Showroom/Office:	73.1	787
Store/Yard & Showers:	18.4	198
Total Area:	91.5	985

Lease Details

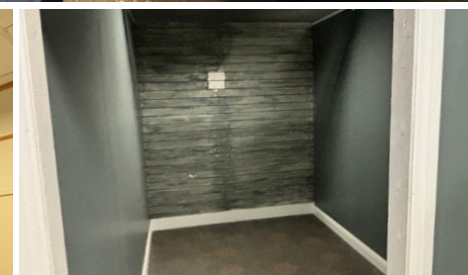
Term:	5 years
Rent:	£15,000 pax, subject to contract.
Repairs:	Full Repairing terms
Service Charge:	Approx. £608 p.a.x
Buildings Insurance:	TBC

Non Domestic Rates

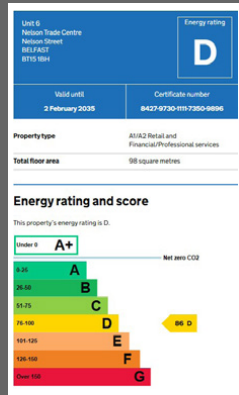
We have been advised by Land & Property Services that the Net Annual Value for the property is £6,800 resulting in rates payable for 2024/25 of approximately £4,075.66 (excluding any reliefs that may be applicable).

VAT

We are advised the property is not elected for VAT.



EPC



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