

TO LET

Excellent Retail Unit

8-10 Winetavern St
Belfast
BT1 1JQ

- Prominent City Centre retail unit
- Accommodation extends to 876 sq ft (81.38 sq m)
- May be suitable for a variety of uses subject to planning

LOCATION

The subject property is situated on Winetavern Street in Belfast City Centre, just off North Street which provides access to the A1 Motorway. This property is within a 5-minute walking distance to the new Ulster University campus and adjacent to CastleCourt, which is seeing an increase of tenants such as TK-Maxx as well as the high-end cinema The Avenue. Across from the unit is a Handy Park Car park who supply a 24/7 Pay and Display service.

This area has seen a massive growth in redevelopment with the opening of the new Ulster University Campus on York Street. This has brought an influx of 15,000 students to the area. Neighbouring tenants include CastleCourt Shopping Centre, Ulster University, Handy Park Car Park, Caffè Nero, Haymarket and Tesco Express.

DESCRIPTION

This spacious ground floor accommodation would be suited for a variety of retail uses, subject to necessary planning consent. The unit is fitted with a roller shutter and an aluminium glass frontage. Internally the property contains a customer W.C along with a Staff W.C. There is access to the property through the front and the rear of the building.

ACCOMMODATION

Floor	Sq Ft	Sq M
Retail Space	876	81.38
W.C.		
Total Internal Area	876	81.38

SPECIFICATION

- Finished to a high standard throughout
- Open plan retail space
- Ceramic floor tiles
- Excellent window frontage
- CCTV system
- Intruder alarm system
- Suspended ceiling
- Recessed spot lighting



LEASE TERMS

- Rent:** On application.
- Term:** Negotiable.
- Repairs:** Full repairing and insuring terms.

RATES

We have been advised of the following by LPS:

NAV: £11,300 (Source: LPS on-line database).

Rate in £ for 2024/25: 0.599362.

Rates payable for 2024/25 (approx.): £6,722.79.

(Note: prospective Tenants are advised to make their own enquiries in relation to Rates).

VAT

The building is not opted to tax and therefore no VAT is payable on rent and other outgoings.

EPC

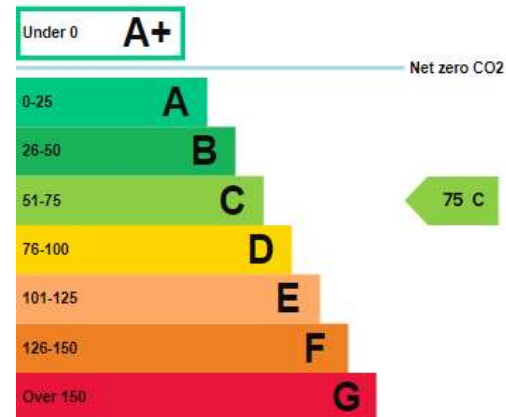
The property has an energy rating of 75C.

Full Certificates can be made available upon request.

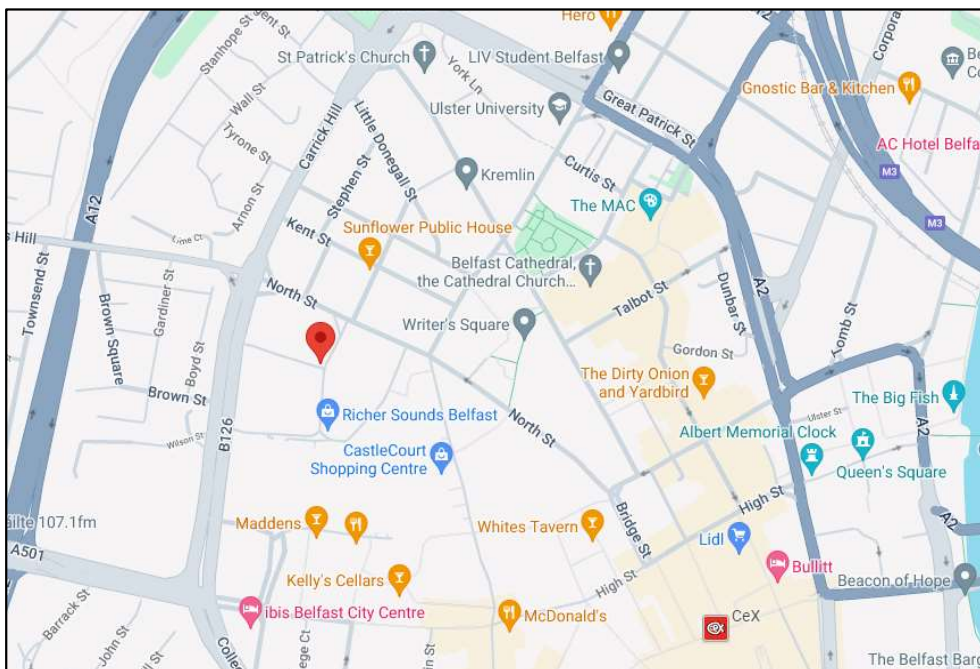
8-10 Winetavern Street BELFAST BT1 1JQ		Energy rating C
Valid until 5 August 2032	Certificate number 5020-6974-9474-8671-1039	

Energy rating and score

This property's energy rating is C.



LOCATION



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/ukxi/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 McConnell 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.

VIEWING

For further information or to arrange a viewing, please contact:

McConnell



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