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TO LET

**131 / 133 North Street, Belfast, BT1 1NE**

Prominent Corner Retail Unit Extending to c. 1,242 Sq Ft

# LOCATION

The is located on North Street and Union Street and close to High Street and Royal Avenue. The surrounding area is currently undergoing redevelopment with the expansion of Ulster University and the ongoing plans to redevelop North Street Arcade as part of the Tribeca Belfast Scheme.

The property is situated on one of the busiest sections on the road and benefits from high levels of passing vehicular and pedestrian traffic.

Neighbouring occupiers include McElhatton Solicitors, Bicycle Coffee Shop, The Sunflower and City Flooring Centre.

# DESCRIPTION

The subject property comprises ground floor retail accommodation with additional first floor space. The unit occupies a prominent and highly visible position and is fitted to include dual fronted glazed shop front, suspended ceiling, laminate flooring, strip fluorescent lighting, kitchenette and WC facilities. The unit offers a large open retail area with ancillary office / storage accommodation on the first floor.

Neighbouring occupiers include MacElhatton Solicitors, CFC City Flooring, Mace and Café Nero.

The property would be suitable for a wide variety of uses subject to any necessary planning / statutory consents.

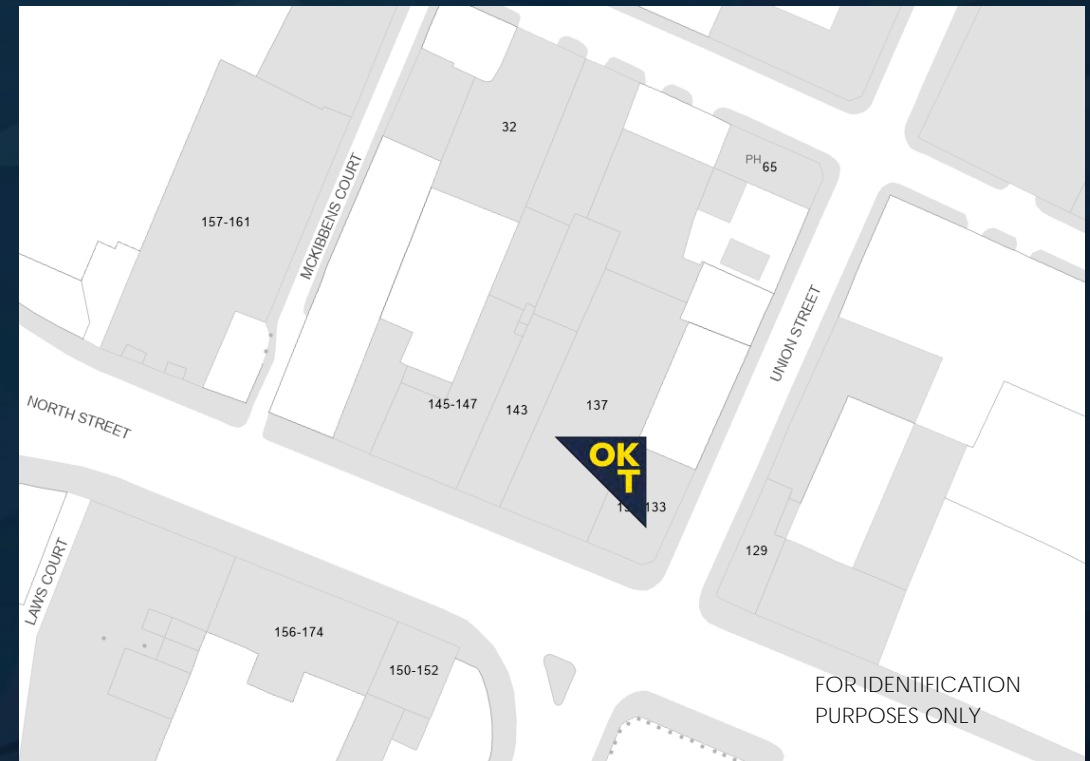
# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
<b>GROUND FLOOR</b>		
Retail	c. 96 sq m	1,042 sq ft
Kitchen / Staff Area	c. 8 sq m	81 sq ft
WC	-	-
<b>FIRST FLOOR</b>		
Office	c. 11 sq m	119 sq ft
<b>TOTAL ACCOMMODATION</b>	<b>c. 115 sq m</b>	<b>1,242 sq ft</b>

## 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/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 8723





**131 / 133 North Street, Belfast, BT1 1NE**

Prominent Corner Retail Unit of c. 1,163 Sq Ft



# LEASE DETAILS

PRICE: £15,500 per annum exclusive  
TERM: Negotiable  
REPAIRS / INSURANCE: Internal repairing basis and service charge liability

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

## VAT

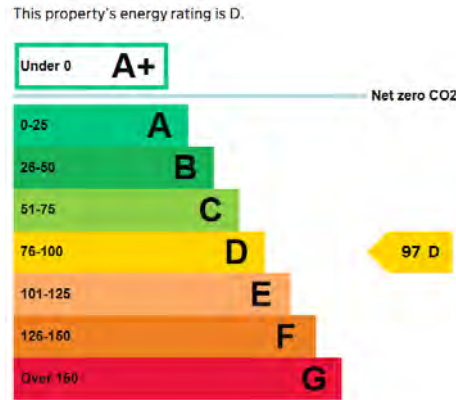
All prices, outgoings etc are exclusive of, but may be subject to VAT.

## NAV (RATES PAYABLE)

NAV: £10,700

Estimated rates payable in accordance with LPS  
Website: £6,413.17

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**JAMES CHRISTIE**

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**ROSS PATTERSON**

[ross.patterson@okt.co.uk](mailto:ross.patterson@okt.co.uk)



## O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.