

FOR LEASE

Ground Floor Retail Units

26 - 30
GRESHAM STREET
BELFAST



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STREET BELFAST



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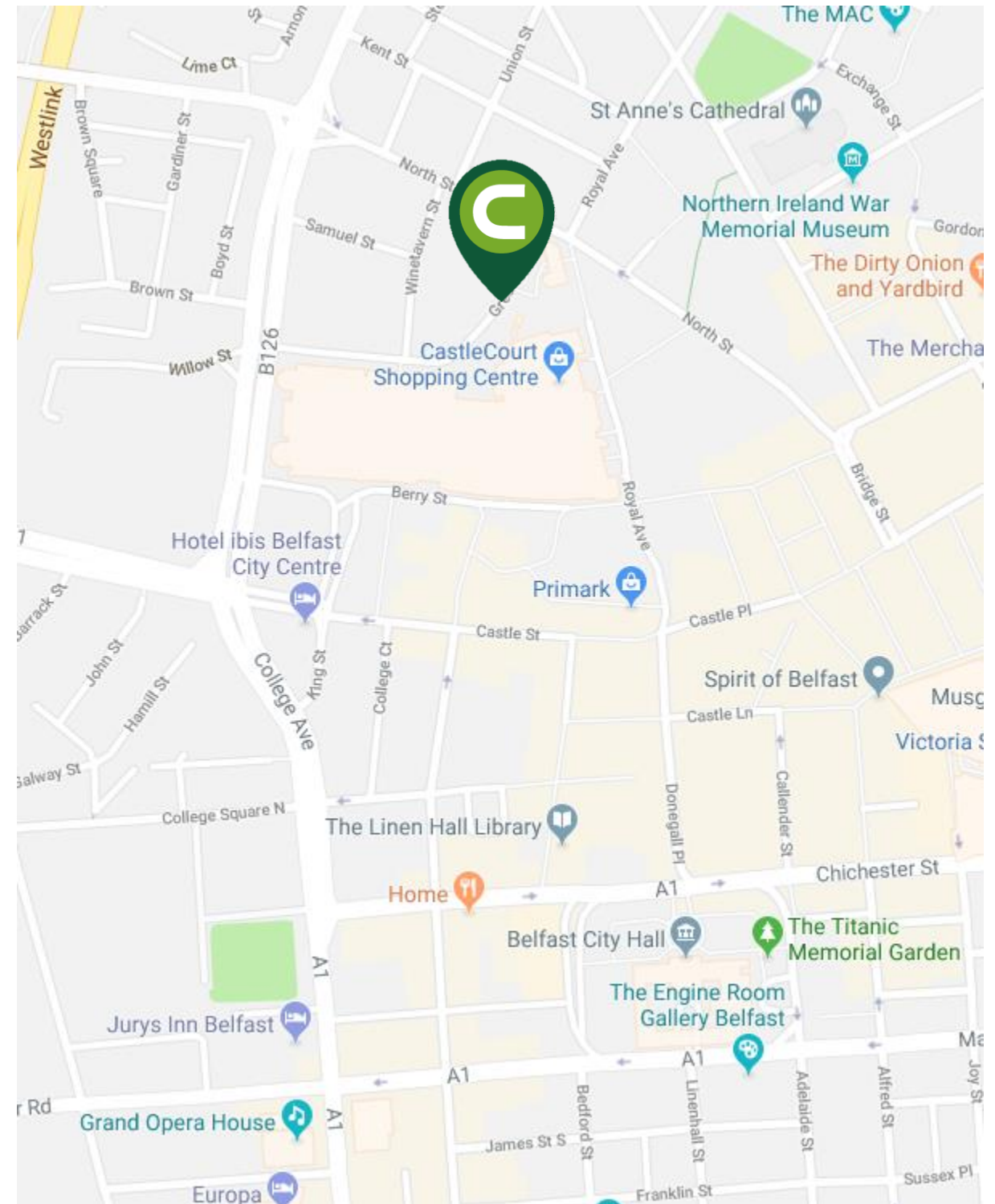
KEY BENEFITS

- Located to the rear of Castle Court Shopping Centre within a 2 minute walk of the extended University of Ulster campus
- Ground floor retail opportunities
- Ample car parking in immediate surrounding area

LOCATION

The subject property is located on Gresham Street, to the rear of Castle Court Shopping Centre. The street benefits from a highly level of vehicular and pedestrian footfall.

The University of Ulster Campus, which is currently in the middle of a complete redevelopment, is within a 5 minute walk of the property.



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DESCRIPTION

The property comprises 3 retail units which form part of a parade of 6 units to ground floor. The units are finished internally to include concrete floors and painted/plastered walls, glazed shop front and roller shutters for additional security. The units are available for immediate occupation.

TENURE

Term	Flexible terms available
Rent	Unit 26 - £7,500 pax Unit 28/30 - £12,500 pax
Repairs / Insurance	The tenant will be responsible for internal repairs and will reimburse the Landlord with a fair proportion of the building insurance premium.
Service Charge	A service charge will be levied to cover the cost of exterior repairs, maintenance, security and management.

VAT

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

EPC

A copy of the EPC Certificate can be made available on request

ACCOMMODATION

Unit				
26	385	Sq ft	35.8	Sq m
28/30	755	Sq ft	70.2	Sq m
Total	1,140	Sq ft	106	Sq m

The above units can be merged to provide a larger floorplate extending to 1,221 sq ft in total.

RATEABLE VALUE

We have been advised by Land and Property Services that the estimated rateable value is:

Unit	NAV	Multiplier 2018/20180	Rates Payable
26	£4,850	0.602803	£2,923.59
28/30	£9,600	0.602803	£5,786.91



CONTACT US

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