



TO LET

118-122 Royal Avenue, Belfast, BT1 1DL

Prominent Retail Unit With Upper Floor Office Accommodation.

Lisney

Features

- 4 no. storey retail and office property.
- Ground and first floor retail accommodation with second and third floor office/ancillary space.
- Comprises c. 6,676 sq ft in total.
- Well located on Royal Avenue adjacent to the new Ulster University campus.
- Suitable for a variety of uses (Subject to planning).
- Flexible short term lets available.

Location

The subject property is situated on the highly prominent Royal Avenue, only 200 metres from Castle Court Shopping Centre and a short walk to the Cathedral Quarter. The immediate area surrounding the property comprises of residential, retail, student accommodation, restaurants, bars and pubs.

This area is currently undergoing significant regeneration spearheaded by the £250 million development of the new University of Ulster campus on York Street. It is expected that there will c. 15,000 students and c. 1,250 staff studying and working in the area after its completion.



© Copyright 2018 Google Maps - Image for indicative purposes only

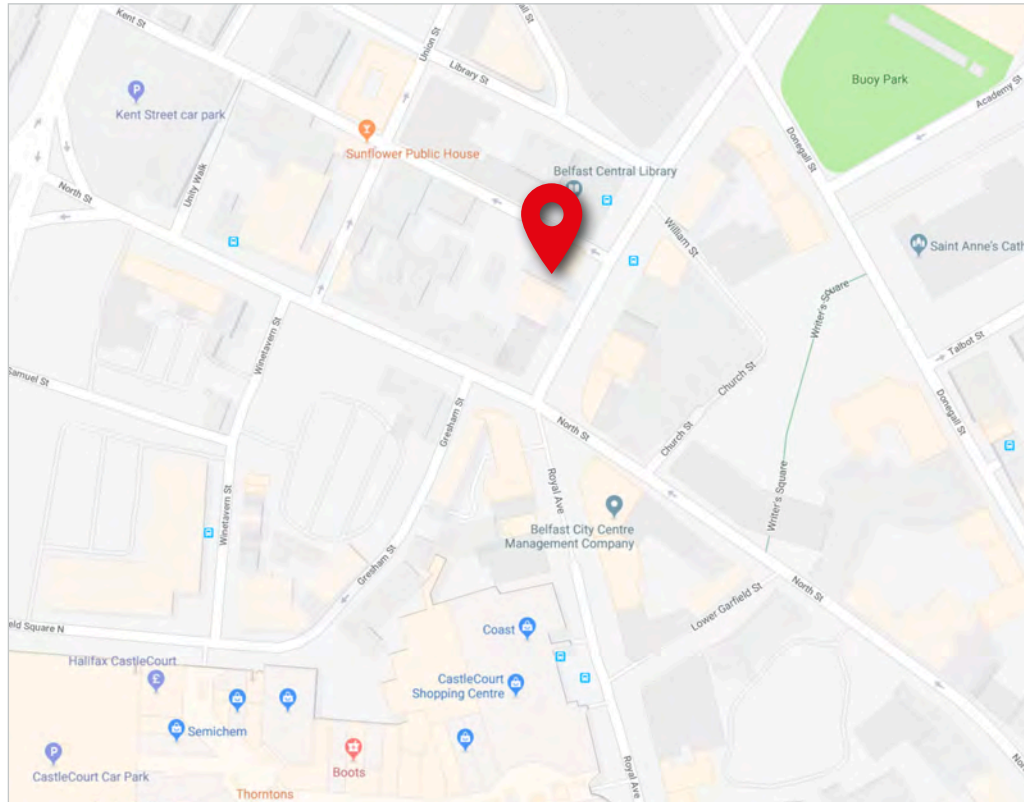
Description

The end terrace, 4 no. storey property comprises ground and first floor retail, with office, storage, WC and kitchen accommodation on the second and third floors. The retail space benefits from a residual fit out, including; carpet flooring, plaster painted walls, suspended ceilings with recessed strip lighting and down lighters. The office accommodation sits in a similar specification.

Accommodation

FLOOR	SIZE (SQ. FT.)
Ground	1,740
First	1,578
Second	1,679
Third	1,679
TOTAL	6,676



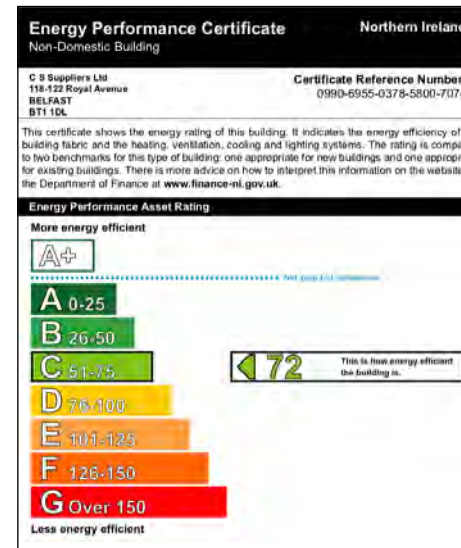


© Copyright 2018 Google Maps

EPC

The property has an energy rating of C72.

Full certificates can be made available upon request.



Lease Terms

Flexible, short term options available, further information is available upon request.

Rates

NAV: £27,000

Rate in the £ 2018/19: £0.602803

Rates payable: £16,275.68

VAT

All prices and outgoings stated are exclusive of but may be subject to VAT.

Contact

Andrew Knox or Ronan Quinn

028 9050 1501

aknox@lisney.com

rquinn@lisney.com