



# McCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## 028 90 205 900

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PRIME CITY CENTRE CAFÉ / RETAIL PREMISES



## TO LET

**Prime City Centre Café / Retail  
Premises**

**c. 1,229 sq.ft (109 sq.m)**

**24 Lombard Street  
Belfast  
BT1 1RD**



- Highly prominent café premises with return frontage to Lombard & Rosemary Street.
- Well-presented throughout
- The property benefits from customer & staff wcs, office plus kitchen / prep area.
- Fixtures / fittings and contents may be available subject to separate negotiation.



The Independent  
Commercial Property  
Consultants Network

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## LOCATION

Lombard Street is just off High street / Rosemary Street within Belfast city centre, close to Belfast's Cathedral Quarter, Victoria Square and CastleCourt.

Donegall Quay Bus Centre, Central Station, Great Victoria Street Train & Bus Station and the Metro / Glider network are all within a 10 minute walk of the subject property.

Nearby occupiers include TK Maxx, Sports Direct, Café Nero, B & M, Clements, HSBC Bank & Office.

## DESCRIPTION

Highly prominent ground floor café premises with return frontage onto both Lombard and Rosemary Street of c. 1,229 ft<sup>2</sup> (109 m<sup>2</sup>) previously occupied by 'Deli Lites.'

The property is well presented throughout and is fitted to include - intruder alarm system, spot lighting, glazed shop front, plastered / painted walls & ceilings, wooden / tiled flooring and air conditioning.

The property benefits from customer & staff wcs, office plus kitchen / prep area.

Fixtures / fittings and contents may be available subject to separate negotiation.

The property is Grade B1 listed.

## LEASE DETAILS

### RENT

£35,000 per annum

### REPAIRS

Full Repairing & Insuring Equivalent Lease

### INSURANCE

Tenant responsible for payment of landlord's buildings insurance premium.

### VALUE ADDED TAX

We have been advised that the property has not been elected to VAT.

### SERVICE CHARGE

Tenant to pay 25% of cost of external repairs, external lighting & buildings insurance premium.



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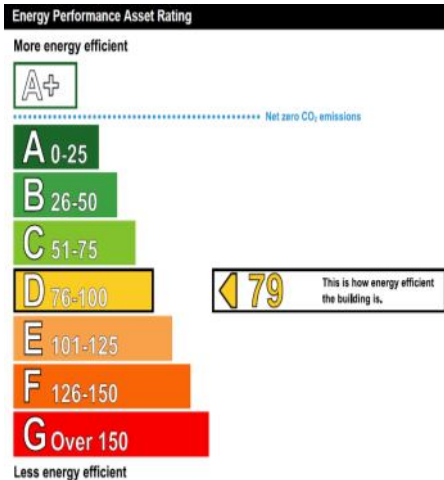


## NET ANNUAL VALUE

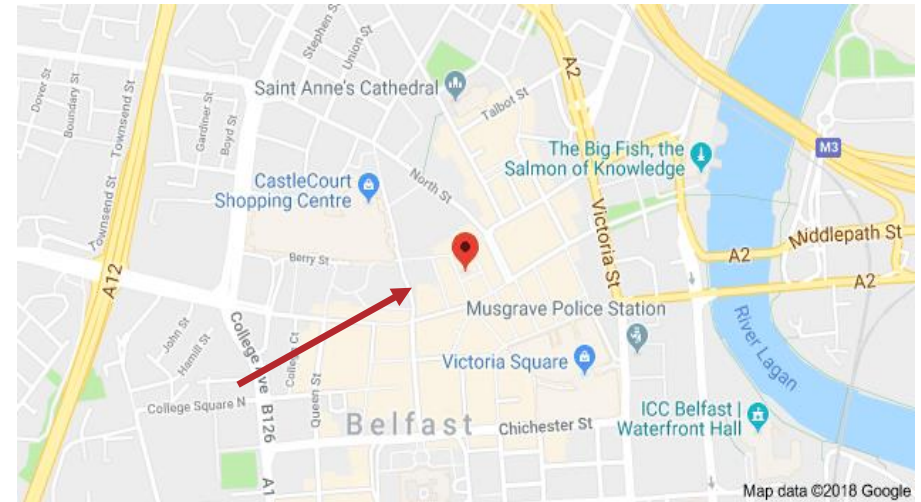
We have been advised by Land and Property Services that the NAV is £28,700.  
(Non-domestic rate in the £ for 2019/20 - £0.614135).

Rates payable are therefore estimated to be c. £17,626 per annum

## EPC



## LOCATION MAP



## VIEWING

Viewing is strictly by appointment through McConnell Chartered Surveyors.

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