

To Let

Prime Retail Unit

Queen Street, Belfast



- Landmark student housing building offering retail accommodation on part ground floor
- 340 beds on the upper floors with a further 1,000+ within one minutes' walk
- Located on Queen Street, an established City Centre retail and office location
- In close proximity to the new University of Ulster Campus
- Ideal for a restaurant/café or a range of retail or financial uses, subject to planning permission

Savills Belfast

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Location

Queen Street, Belfast is located in the City Centre in close proximity to Belfast City Hall. Surrounding occupiers include Ground Espresso, Boots, Caffè Nero and Centra.

The surrounding area is undergoing a significant resurgence with three student housing developments providing in excess of 1,300 beds within less than a minute walk from the unit. Further office development on Wellington Street will significantly improve the area also.

Description

The property will provide retail accommodation at ground floor with extensive frontage to Queen Street. The unit will be finished to developer's shell to include fully glazed shop front.

Accommodation

The unit provides the following approximate areas:

Floor	Sq ft	Sq m
Ground Floor	1,940	180

Lease Details

Rent: £45,000 pax

Term: 10 years, subject to 5 yearly upwards only rent reviews on a full repairing and insuring basis

Repairs & Insurance: Tenant is responsible for internal repairs and insurance

Rates Assessment

We are advised by Land and Property Services that the property is to be reassessed upon completion of refurbishment works.

Further Information/ Viewings

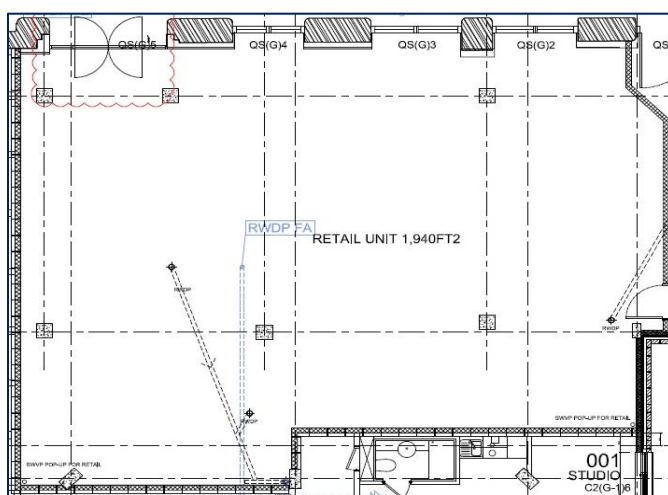
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VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax



Important Notice

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