



**FRAZER  
KIDD**

**TO LET**

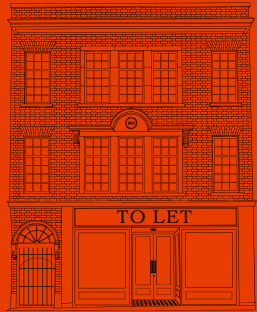
**5-9 ARTHUR STREET  
BELFAST**

HIGHLY PROMINENT  
LEASING OPPORTUNITY  
IN THE HEART OF BELFAST  
CITY CENTRE

**Unique  
opportunity to  
trade from  
the city's main  
retail core**



## 5-9 ARTHUR STREET



Prime retail pitch fronting onto Arthur Street, close to Arthur Square, Castle Lane & Victoria Square.

Three-storey building, with retail sales over two floors benefitting from lift access to all three floors.

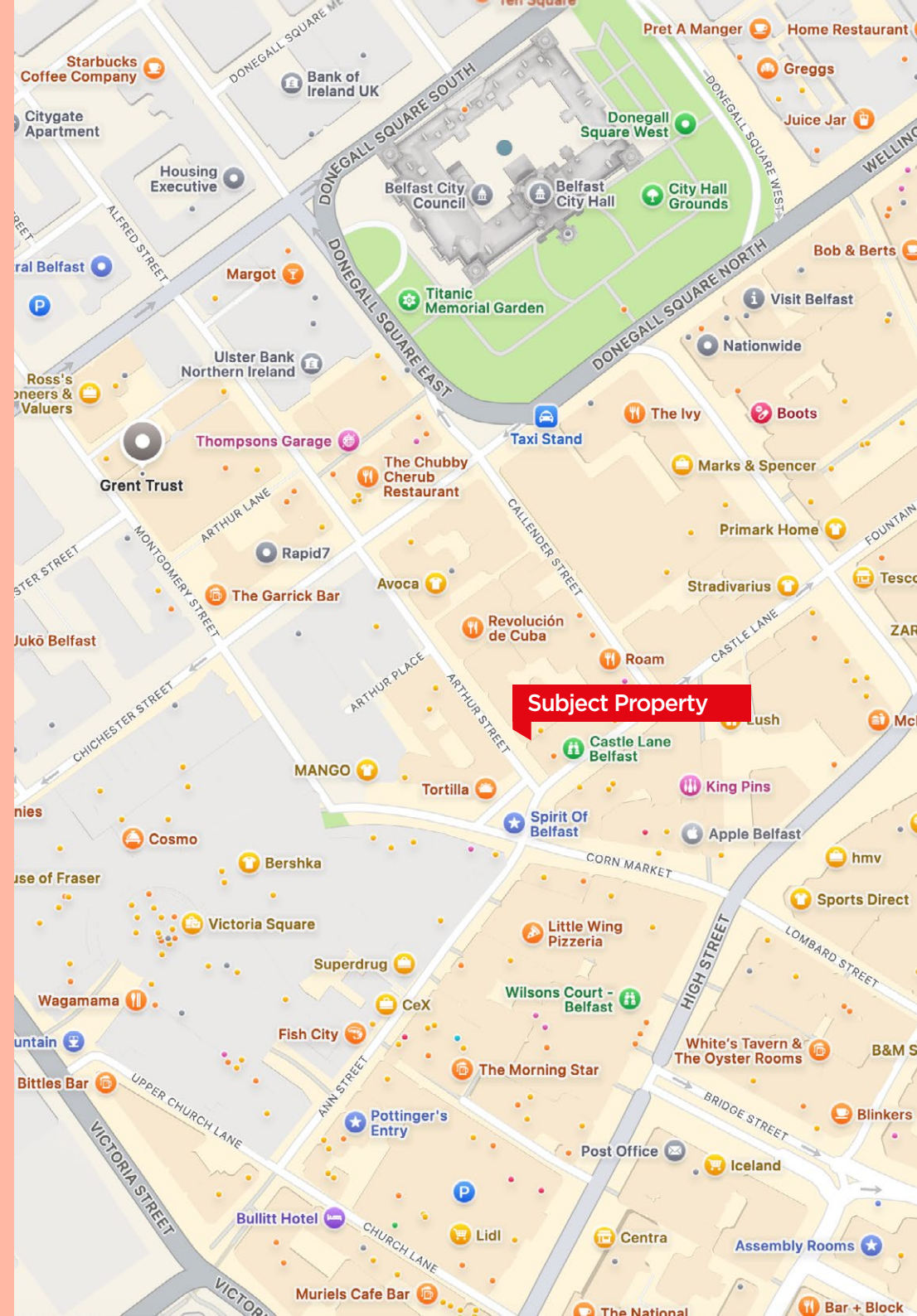
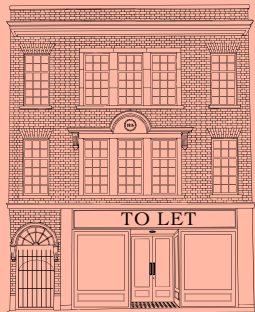
Open plan floor layouts, finished to a high specification, extending to c. 3,985 sq ft.



**The property is located on the pedestrianised retail core of Arthur Street, fronting onto Arthur Square.**

Belfast has an estimated shopping catchment of approximately 1 million people within a 20-minute drive-time of the City Centre. With excellent road and rail connections, the city enjoys an increasing number of visitors who have voted Belfast as one of the UK's top weekend break destinations.

The retail building occupies a prime position on Arthur Street, close to Arthur Square, Castle Lane, Cornmarket and the entrance to Victoria Square Shopping Centre. The area is a hub for shoppers benefitting from high volumes of passing footfall.



# 1,000,000

catchment within 20-minute drive time

# 40,000

students currently studying Ulster University Belfast  
and Queens University

# 300,000

Belfast welcomes around 300,000  
cruise passengers annually

# 1.3 MILLION

catchment within 1 hour drive





Ulster University Belfast Campus

Castle Court Shopping

Zara

Cathedral Quarter

Apple Store

King Pins



The immediate vicinity is home to a strong mix of national and independent occupiers, including Oliver Bonas, Anthropologie, Marella, Molton Brown and Starbucks, reinforcing the area's established commercial appeal.

# OLIVER BONAS

# MARELLA

MOLTON BROWN  
LONDON







## Offering occupiers a unique opportunity to trade from the city's retailing core.

A distinctive building, constructed in 1938, of brick construction, with 1st and 2nd floor sash windows. Although not a listed building the property boasts the character of an historic building.

A three-storey mid-terrace retail building, with retail sales accommodation over ground and first floor with back of house and storage at third floor, benefiting from lift access to all three floors.

The property is fitted to a high standard with at ground and first floor levels, air-conditioning, plastered ceilings with recessed lighting and feature flooring

The second floor currently comprises of staff facilities including, stores, office, and toilets.



## Accommodation

The approximate net internal areas are as follows:

| Floor  | Description  | Sq M   | Sq Ft |
|--------|--------------|--------|-------|
| Ground | Sales        | 112.32 | 1,209 |
| First  | Sales        | 127.37 | 1,371 |
| Second | Stores/Admin | 130.49 | 1,405 |
|        |              | 370.18 | 3,985 |

## Lease

The property is available on a new full repairing and insuring lease on a term to be agreed

## Rates

NAV: £52,500

Rate in £ (2026/27): 0.65029

Rates Payable: £34,140 per annum

Interested parties should make their own enquiries to Land & Property Services to verify these figures (Tel: 0300 200 7801).

## Rent

Inviting offers in the region of £115,000 Per Annum.

## Service Charge

Tenant to pay a service charge in respect of a proportion of the landlord's costs in connection with building insurance premium and agent's management fees.

## VAT

VAT may be payable on all figures quoted.



## EPCs

**Energy performance certificate (EPC)**

Property address: 123 Main Street, London, SE1 1AA

Rating: **D**

Valid until: 31 May 2018

Issued on: 15 May 2018

Issued by: ABC Energy Services Ltd

Property type: Flat

Energy rating and score: The property's energy rating is **D**, with a score of 45.

Recommended rating: The property's recommended rating is **B**, with a score of 65.

How this property compares to others: The property's energy rating is **D**, which is better than 40% of other properties in the area.

Recommendation: To improve the property's energy rating, it is recommended that the property owner install energy-efficient lighting and double-glazed windows.

Cost of improvements: The estimated cost of the recommended improvements is £1,000.

Impact of improvements: The recommended improvements are expected to reduce the property's energy consumption by 10%.

Additional information: The property owner should consult a qualified energy assessor for more information on the recommended improvements.



## Viewing

Strictly by appointment with the sole letting agents:



# FRAZER KIDD

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## Disclaimer