

To Let

Ground Floor Commercial Unit

5-9 Donegall Street, Belfast, BT1 2FF



Key Features:

- Central location close to Bridge Street and Royal Avenue
- Ground floor accommodation extending to c.814 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.



### LOCATION

The subject premises occupies a prominent and convenient location on Donegall Street, Cathedral Quarter. Nearby occupiers include Mcfarlane Smyth and Bakari.

### DESCRIPTION

The retail unit comprise of modern, large front of house, with private office, fitted kitchen, store and accessible WC.

The accommodation is fitted to a good standard throughout and is 'ready to go'.

### ACCOMODATION

We calculate the approximate gross internal area to be approximately 814 sq ft.

Accommodation	Sq M	Sq Ft
Sales Area	44.70	481
Treatment Room 1	8.60	93
Treatment Room 2	16.50	178
Kitchen	5.80	62
W/C		

### LEASE

Length of lease by negotiation

### RATES

NAV: £8,200

Non-Domestic Rate in £ (26-27): 0.65029

Rates Payable: £5,332 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief.

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

### RENT

Inviting offers in the region of £12,000 per annum.

### REPAIR

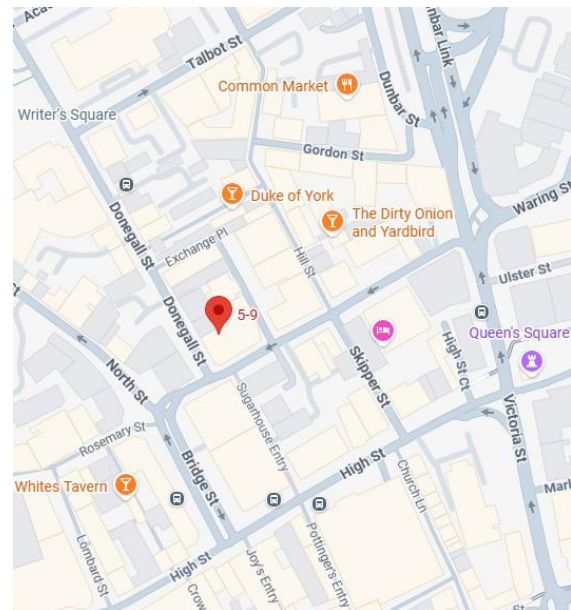
Tenant to be responsible for interior repairs to include shopfront

### SERVICE CHARGE

Tenant to be responsible for the payment of a Service Charge in connection exterior repairs, landlord's building insurance and agent's management fees calculated at 5% plus vat of the annual rent payable

### VAT

All figures quoted are exclusive of VAT



For further information please contact:

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