

TO LET

**Lambert
Smith
Hampton**



**Ascot House, Shaftesbury Square, Belfast,
BT2 7DB**

Ground Floor Retail units totalling approximately 4,707 sqft. Suitable for a variety of uses, subject to planning.



LOCATION

Belfast is Northern Ireland's capital and largest city, with a population of approximately 700,000 across the wider metropolitan area. Ascot House occupies a prominent position at Shaftesbury Square, a highly recognisable junction linking the City Centre (c. 1 mile north) with the Queen's Quarter and key commercial routes including Lisburn Road, Botanic Avenue, and University Road.

The surrounding area is well established as a vibrant mixed-use location, benefitting from a range of office, retail, and hospitality occupiers. Proximity to Queen's University Belfast, Botanic Gardens, and the Ulster Museum ensures strong and consistent pedestrian footfall, supported by a large student and professional population. Shaftesbury Square is a key transport link, with frequent public transport services and excellent connectivity across the city. Ascot House benefits from exceptional visibility at this busy intersection and experiences high levels of vehicular traffic and passing footfall throughout the day.

DESCRIPTION

The subject property is located on the ground floor of Ascot House, and comprises a mixture of vacant and currently trading units.

The accommodation provides prominent, full-height glazed retail frontages with direct access onto Shaftesbury Square, offering strong visibility and presence within this high profile location. The premises are currently arranged as two substantial units, with flexibility for further sub-division to meet specific occupier requirements.

SCHEDULE OF ACCOMMODATION

Unit	Sq Ft	Sq M
Ground Floor - Units 25 - 27	809 - 2,343	75.2 - 218
Ground Floor - Units 30 & 31 (Shell)	2,364	220.0
Total	4,707	438.0



For Further Information

CONTACT

Gary Martin
M 07841 145500
E GMartin@lsh.ie

LEASE DETAILS

Rent - On Application

Term - By Negotiation

Insurance - The tenant will be responsible for reimbursing the Landlord for insurance.

Repairs - Full Repairing and Insuring by way of Service Charge.

RATEABLE VALUE

We have been advised by Land and Property Services for the year 2026/27:

Units 25, 26 and 27

- Rates Payable - £15,978.10

Units 30 & 31

- Rates to be reassessed.

ENERGY PERFORMANCE CERTIFICATE

The EPC ratings are to be reassessed.

VALUE ADDED TAX

We have been advised that the subject property is VAT registered and therefore VAT will be charged in addition to the figures quoted within this brochure.

ANTI MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser/ tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

**Lambert
Smith
Hampton**

www.lsh.ie

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton May 2026 Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.