

To Let Retail Unit

51 Rosemary Street, Belfast, BT1 1QB

KC

KEE
COMMERCIAL

028 9091 8859
keecommercial.com



To Let Retail Unit

51 Rosemary Street, Belfast, BT1 1QB

Location

The subject property is located in the heart of Belfast city centre along Rosemary Street, which is just off Royal Avenue. Forming part of the retail core, there are several high profile retailers located nearby which attract strong footfall such as Primark, H&M, TK Maxx. CastleCourt, which provides an impressive line up of retailers, now includes an attractive leisure offer plus parking for 1,600 cars. The area has recently benefitted from the opening of the Ulster University Belfast campus at the end of Royal Avenue which hosts c.15,000 students. The property is adjacent to the proposed £500m Tribeca development which is the next major city centre regeneration project.

Description

The building is configured over three floors with the ground and first floors offering sales space. The second floor is ancillary space accommodating storage, staff room/ kitchen and WC. This self-contained retail unit is currently in a fitted condition and benefits from strong frontage on to Rosemary Street. The property extends to the following approximate floor areas:

	Sq Ft	Sq M
Ground Floor	1,545	144
First Floor	818	76
Second Floor	398	37
Total	2,761	257

Lease Details

Rent	£50,000 per annum exclusive
Term	10 years
Rent Review	In the 5th year upwards only to open market value
Repairs	Effective FRI lease

Ratable Value

The following have been obtained from Land and Property Services:

Net Annual Value: £48,200

Rate £23/24: £0.572221

Rates Payable: £27,581 per annum approximately

Interested parties are advised to make their own enquiries of the Local Authority for verification purposes.

VAT

The figures quoted are exclusive of, however may be subject to VAT.

EPC

Copy of the EPC certificate will be available upon request.



For viewing appointments
please contact:

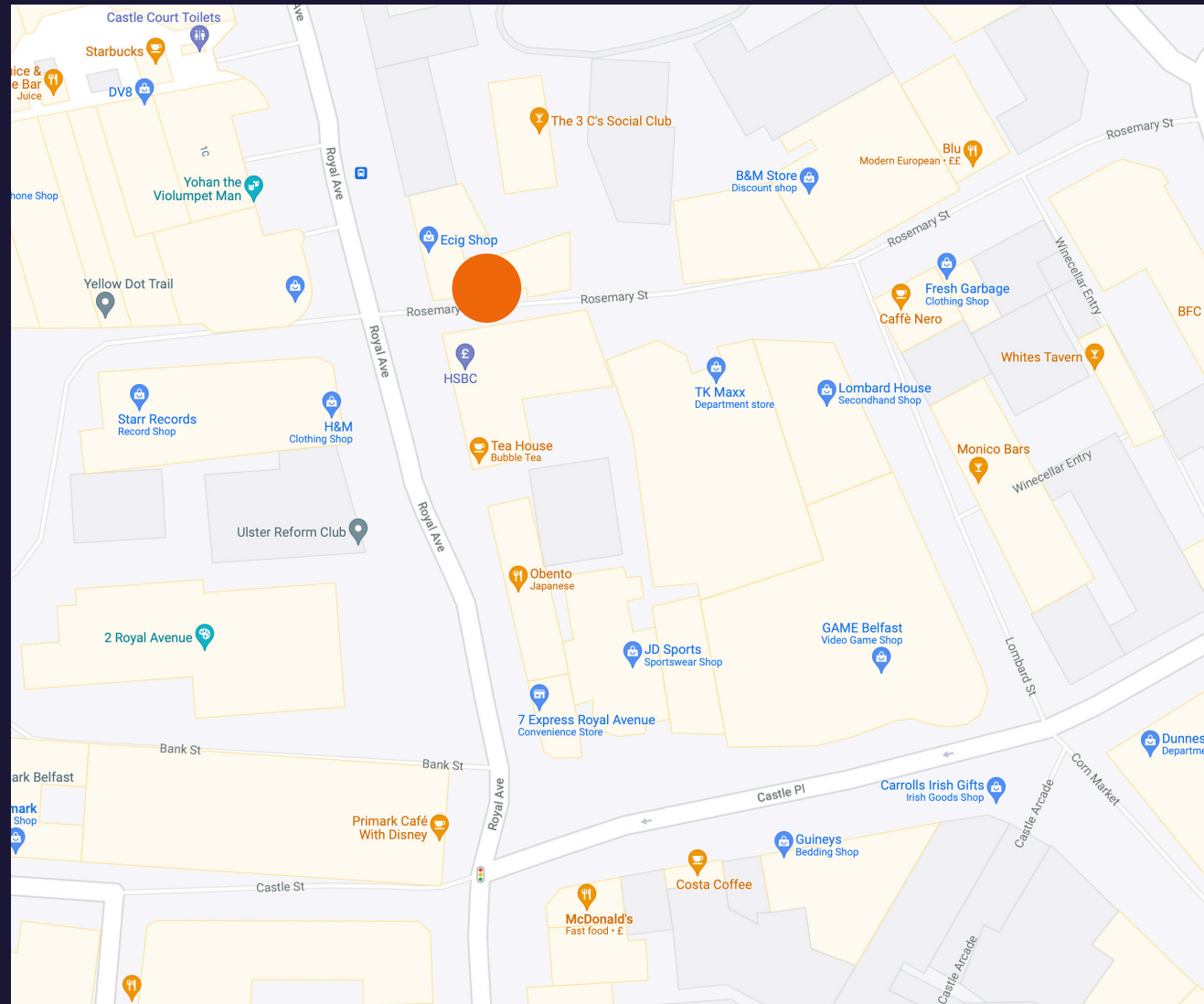
Ryan Kee

07739882431

ryan@keecommercial.com

Scottish Provident Building,
7 Donegall Square West,
Belfast, BT1 6JH

keecommercial.com



Disclaimer - Kee Commercial (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Kee Commercial or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Kee Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Kee Commercial has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Kee Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.