

TO LET



Prominent City Centre Retail/Cafe
Opportunity c. 490 sq. ft.
22 ROSEMARY STREET, BELFAST

- Prominent City Centre retail opportunity benefitting from considerable daily footfall
- Located a short walk from Donegall Place, Victoria Square and Castle Court Shopping Centre
- Suitable for a variety of uses, subject to necessary statutory consents
- Immediate availability
- No insurance or service charge payable

Contact:

Lloyd Hannigan 028 9050 1501

lhannigan@lisney-belfast.com

www.lisney.com

29-33 Montgomery Street, Belfast BT1 4NX

Lisney

RETAIL

Location

Rosemary Street is a busy pedestrian thoroughfare in the heart of Belfast City Centre. Rosemary Street is located in close proximity to Donegall Place, the City's primary retail pitch and major retail schemes such as Victoria Square and Castle Court shopping centre. Rosemary Street comprises a diverse mix of retailers, cafes, fashion boutiques, hairdressers and professional office users. Occupiers of note within the immediate area include multiple retailers such as TK MAXX, B&M Bargains and Caffe Nero.

Description

The subject property comprises a ground floor retail unit situated within a 5 storey mixed use development fronting Rosemary Street. The property is suitable for a wide variety of uses, subject to the necessary statutory consents.

Accommodation

	Size (sq.m.)	Size (sq.ft.)
Sales	34.87	375
Stores	10.67	115
TOTAL NET INTERNAL AREA	45.54	490

Lease Terms

Rent - £11,000 per annum excl.
Term - subject to negotiation

Rates

The payment of business rates will be the responsibility of the tenant.

Net Annual Value - £13,700

Rates Payable 2014/15 rate year - £6,678.32

EPC

The property has an energy rating of C63.

A full certificate can be made available upon request.

VAT

All prices and outgoings are exclusive of but may be subject to V.A.T.

