

Lisney

TO LET:

**Prominent City Centre Retail
Opportunity c. 627 sq. ft.
16 ROSEMARY STREET, BELFAST,
BT1 1QD**

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CONTACT

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DESCRIPTION

- Prominent City Centre retail opportunity benefiting 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



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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.

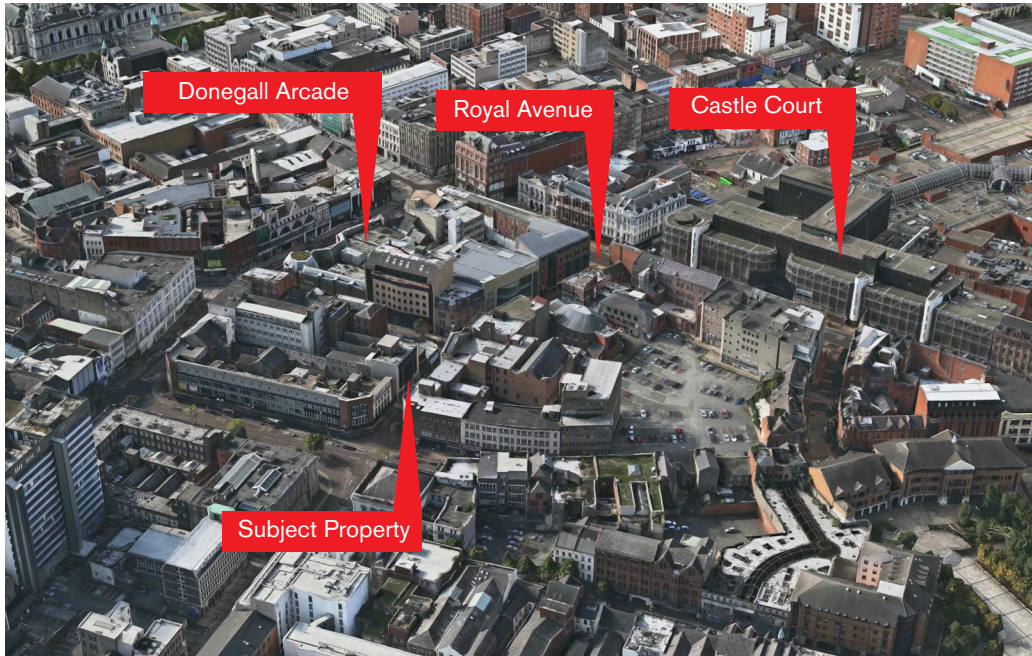
Occupiers of note within the immediate area include multiple retailers such as TK MAXX, B&M Bargains and Caffè Nero.

DESCRIPTION

The subject property comprises a ground floor retail unit situated within a 5 no storey mixed use development fronting Rosemary Street.

The property is suitable for a wide variety of uses, subject to the necessary statutory consents.

AERIAL



FLOOR AREA

Area	Sq. M.	Sq. Ft.
Sales	42.43	457
Kitchen	4.55	49
Stores	11.31	122
Net Internal Area	58.29	627

INTERIOR



EPC

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

71

This is how energy efficient the building is.

Net zero CO₂ emissions

RATES

Net Annual Value: £12,400

Rates Payable 2015/16: £7,110.38

The above figure does not reflect 20% Small Business Rates Relief which will apply to the majority of incoming tenants.

SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, insurance, security and upkeep of common areas.

The current service charge estimate:

£250 Per Annum

TERMS

Rent: £15,000 per annum excl.

Term: subject to negotiation.

The space will be offered on effectively Full Repairing and Insuring terms by way of Service Charge recovery

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT

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