

6-10 Chichester Street, Belfast, BT1 4LA

**Lambert
Smith
Hampton**

To Let - Due to relocation

c. 5,823 Sq Ft (541 Sq M)

Highly Prominent Retail Premises



Location

Highly prominent retail premises occupying a high footfall location in Belfast's central business and shopping district.

Within the surrounding area there is a mix of offices, banks, bars, coffee shops and hotels, with nearby occupiers including Caffè Nero, Fred J Malcolm Jewellers and Marks and Spencer.

Public transport is available based in the nearby vicinity, with bus and rail services running throughout the day. The NCP multi-storey car park is a short walk away.

The unit is currently laid out to include a large retail sales area fronting onto Chichester Street.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

Schedule of Accommodation

	Sq Ft	Sq M
Ground Floor	c. 2,492	232
First Floor	c. 2,017	187
Second Floor	c. 1,314	122
Total New Internal Area	c. 5823	541

The adjoining unit can be combined to create an additional 1,159 sq ft at ground floor level.

Terms

Term - 10 years

Rent - £110,000 per annum exclusive

Rent Reviews - Upwards only after every fifth year

Repairs & Insurance - Full repairing and insuring lease, subject to condition report being prepared

Business Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value - Shop and Office (GF & Part 1F) £88,500
Stores (2nd & 3rd Floors) £1,700

Rate in £ 2022/23 - 0.551045

Therefore Rates payable 22/23 - Shop & Office £48,768
Stores £937

EPC

Awaiting Certificate.

Further Information

For further information or to arrange a viewing, please contact:

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Lambert Smith Hampton

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6-10 Chichester Street, Belfast, BT1 4LA



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