

12-14 Chichester Street, Belfast, BT1 4LA

**Lambert
Smith
Hampton**

To Let - Prime City Centre Retail Unit

c. 1,149 Sq Ft (106.7 Sq M)



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

Ground Floor	Sq Ft	Sq M
Sales Area	c. 1,045	97.10
Kitchen / Storage	c. 104	9.68
2 no. WC		
Total New Internal Area	c. 1,149	106.78

Terms

Term - 10 years

Rent - £42,500 per annum exclusive

Rent Reviews - Upwards only after every fifth year

Repairs & Insurance - Tenant responsible for internal repairs and

Business Rates

To be assessed on occupation.

EPC

Awaiting Certificate.

Further Information

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

Douglas Wheeler
Lambert Smith Hampton
028 90 32 7954
07767 846283
dwheeler@lsh.ie

Gary Martin
Lambert Smith Hampton
028 9026 9251
07841 145500
gmartin@lsh.ie

Joint Agent

Michael Hopkins
McKibbin Commercial
028 9050 0100
mph@mckibbin.co.uk

Lambert Smith Hampton

Belfast Office - Clarence House, 4-10 May Street, Belfast, BT1 4NJ T 028 9032 7954

12-14 Chichester Street, Belfast, BT1 4LA



Subject to Contract and Exclusive of VAT © Lambert Smith Hampton April 2022

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.