

TO LET

**Lambert
Smith
Hampton**



**Ascot House, Shaftesbury Square,
Belfast, BT2 7DB**

Ground Floor Retail units totalling approximately 4,707 sqft. Suitable for a variety of uses, subject to planning.



LOCATION

Belfast is Northern Ireland’s capital and largest city, with a population of approximately 700,000 across the wider metropolitan area. Ascot House occupies a prominent position at Shaftesbury Square, a highly recognisable junction linking the City Centre (c. 1 mile north) with the Queen’s Quarter and key commercial routes including Lisburn Road, Botanic Avenue, and University Road.

The surrounding area is well established as a vibrant mixed-use location, benefitting from a range of office, retail, and hospitality occupiers. Proximity to Queen’s University Belfast, Botanic Gardens, and the Ulster Museum ensures strong and consistent pedestrian footfall, supported by a large student and professional population. Shaftesbury Square is a key transport link, with frequent public transport services and excellent connectivity across the city. Ascot House benefits from exceptional visibility at this busy intersection and experiences high levels of vehicular traffic and passing footfall throughout the day.

DESCRIPTION

The subject property is located on the ground floor of Ascot House, and comprises a mixture of vacant and currently trading units.

The accommodation provides prominent, full-height glazed retail frontages with direct access onto Shaftesbury Square, offering strong visibility and presence within this high profile location. The premises are currently arranged as two substantial units, with flexibility for further sub-division to meet specific occupier requirements.

SCHEDULE OF ACCOMMODATION

Unit	Sq Ft	Sq M
Ground Floor - Units 25 - 27	809 - 2,343	75.2 - 218
Ground Floor - Units 30 - 31 (Shell)	2,364	220
Total	4,707	438



For Further Information

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LEASE DETAILS

Rent - On Application

Term - By Negotiation

Insurance - The tenant will be responsible for reimbursing the Landlord for insurance.

Repairs - Full Repairing and Insuring by way of Service Charge.

RATEABLE VALUE

We have been advised by Land and Property Services for the year 2026/27:

Units 25, 26 and 27

- Rates Payable - £15,978.10

Units 30 and 31

- Rates to be reassessed.

ENERGY PERFORMANCE CERTIFICATE

The EPC Rating is to be reassessed.

VALUE ADDED TAX

We have been advised that the subject property is VAT registered and therefore VAT will be charged in addition to the figures quoted within this brochure.

ANTI MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser/ tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

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