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TO LET

7 Lombard Street, Belfast BT1 1RB

Ground Floor Retail Accommodation extending to c. 80 sq m (850 sq ft)

LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

The subject property occupies a highly prominent position on Lombard Street adjacent to the Castle Place / High Street junction and in close proximity to the prime retail pitch in the heart of Belfast City Centre. Neighbouring occupiers include Sports Direct, Café Nero and The Nutmeg. Other occupiers in the vicinity include Office, TK Maxx and Dunnes Stores.

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DESCRIPTION

The subject comprises a former jewellers laid out to provide an open plan retail area, office, rear store / kitchen and WC. The unit is fitted to include painted and plastered walls, carpeted and laminate floors, suspended ceiling with spotlighting, built in cabinets with backlighting and roller shutters.

The unit would be suitable for a variety of users subject to any necessary planning consents.

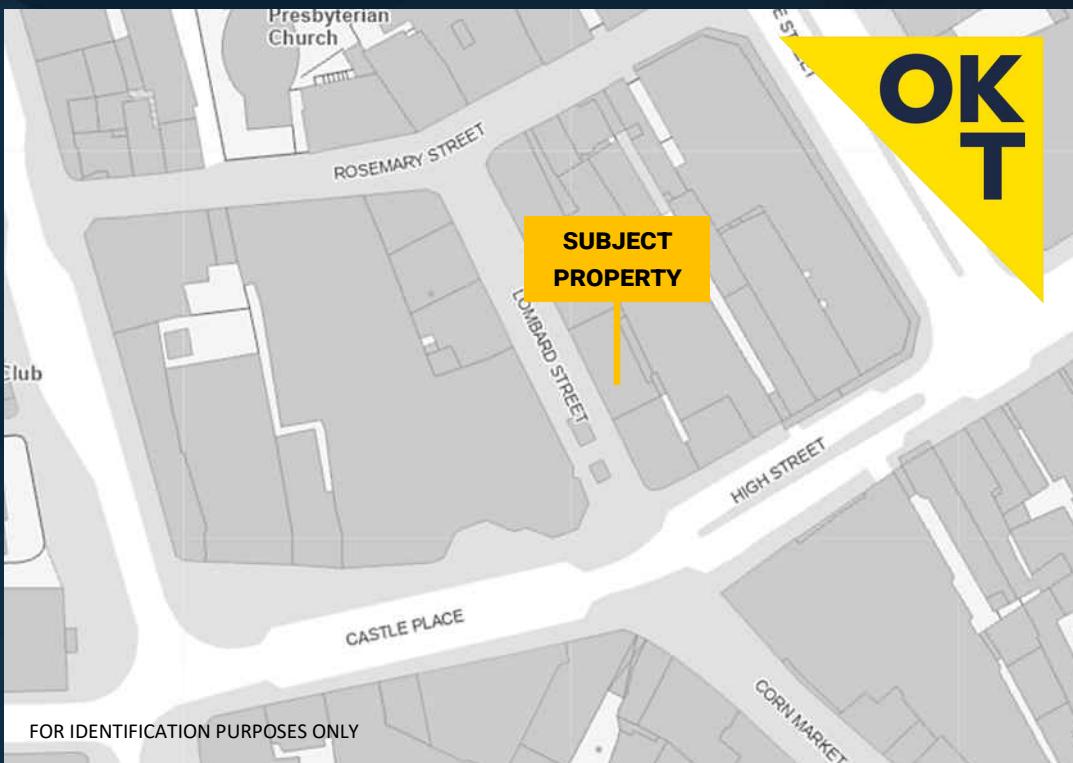
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Ground Floor		
Retail Area / Office / Store	80	850
Kitchen & WC Facilities		
TOTAL ACCOMMODATION	80	850

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukdsi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 10374



LEASE DETAILS

RENT: £25,000 per annum

TERM: Negotiable

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

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.

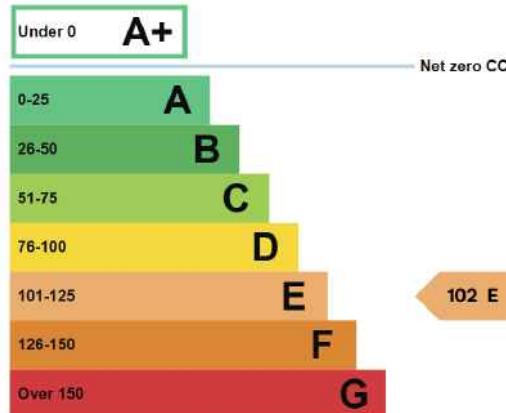
NAV (RATES PAYABLE)

NAV: £13,300

Estimated rates payable in accordance with LPS Website: £8,333.67

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

