

OK
T



TO LET

Kiosk 2, Cityside Mini Mall, Belfast, BT15 1JH

Prominent Kiosk Retail Unit of c. 244 sq ft / 23 sq m

LOCATION / DESCRIPTION

Cityside Retail & Leisure Park is one of Northern Ireland's biggest retail and leisure developments comprising a gross floor area of c. 365,000 sq ft.

The unit occupies a prominent position within the mini mall beside the main entrance.

Would suit a variety of complimentary retail uses to include a barbers / hairdressers, nail bar, dry cleaners etc.

Other traders in the Mini Mall, anchored by Tesco, include Boots the Chemist, Mackey Opticians and More 4 Less.

Other traders within the Cityside Retail & Leisure Park which benefits from c. 1,100 free car parking spaces include a 14 screen multiplex cinema, a health / leisure and family entertainment centre, Asda Living, New Look, Sports Direct, Home Bargains, Peacocks, B&M Bargains, and Poundland.

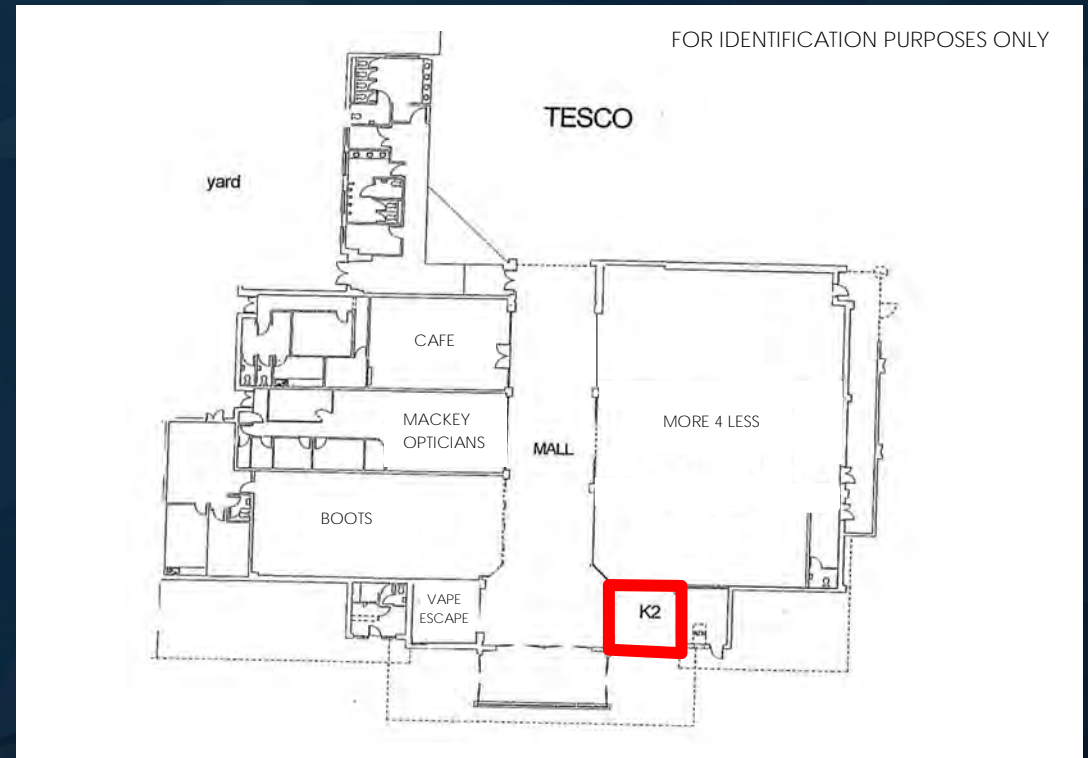
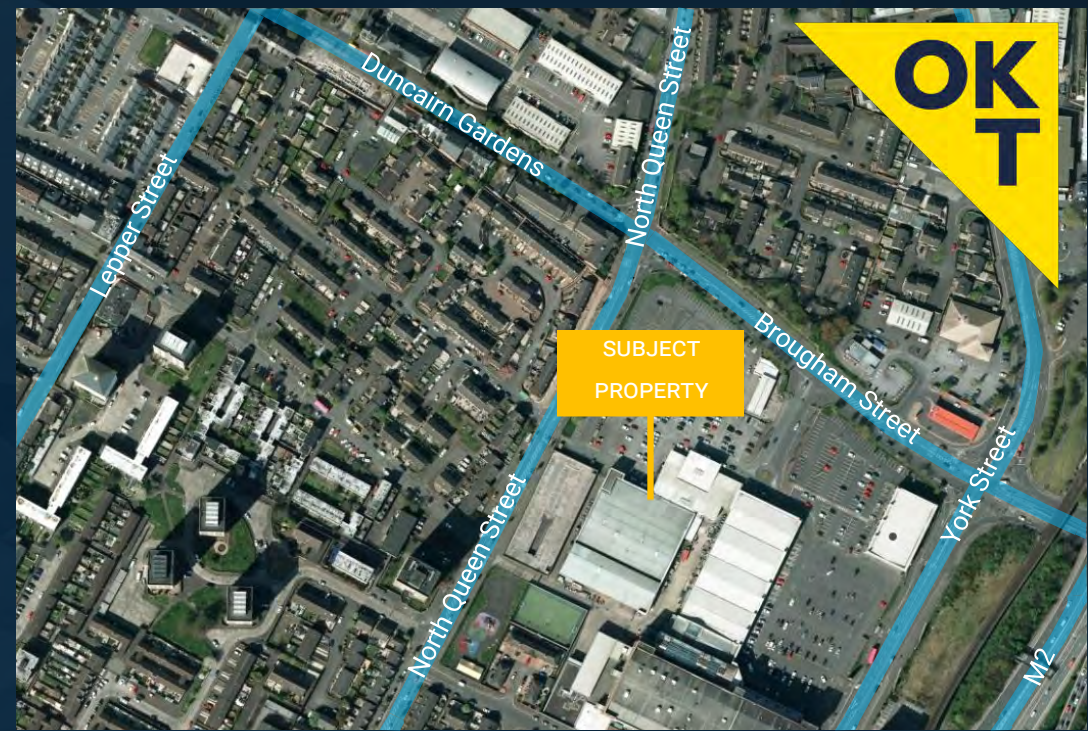
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Kiosk 2	c. 20 sq m	219 sq ft

LEASE DETAILS

RENT:	£12,500 per annum
TERM:	Negotiable subject to periodic upward only rent reviews.
REPAIRS / INSURANCE:	Effective full, repairing and insuring lease by way of a service charge contribution.
SERVICE CHARGE:	A service charge will be levied to recover the cost of external repairs, security and the general maintenance of the Mini Mall and Park. Currently c. £1,900 per annum exclusive.
INSURANCE:	The tenant is liable for a proportionate liability of the landlords building insurance premium—currently c. £103 per annum exclusive.
AVAILABILITY:	June 2024 or earlier by arrangement - further details on request.

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.



VAT

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

NAV (RATES PAYABLE)

Kiosk 2 NAV: £7,000

Estimated rates payable in accordance with LPS
Website: £4,005.55

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



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/uksi/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: 1920

FURTHER INFORMATION

IAIN MCCABE

iaain.mccabe@okt.co.uk

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk



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 at 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.