



TO LET

Prominent City Centre Retail Unit of c. 1,987 sq ft

3 Bridge Street, Belfast, BT1 1QD

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LOCATION

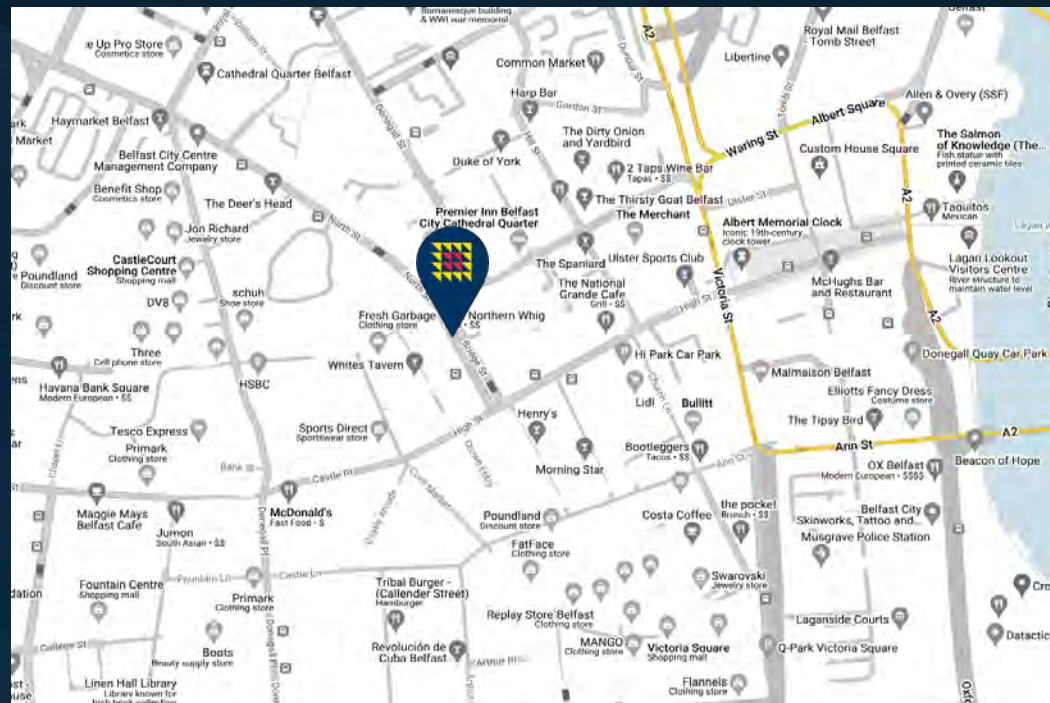
Prominently located on Bridge Street in the heart of Belfast City Centres retailing and office core with neighbouring occupiers including The Northern Whig, Iceland, The Post Office and Cash Converters and only a short distance from the numerous bars, restaurants and hotels in the vibrant Cathedral Quarter.

Only minutes from the M1, M2 and M3 interchange providing ease of access to the Provinces road networks and close to rail and bus stations / stops.

DESCRIPTION

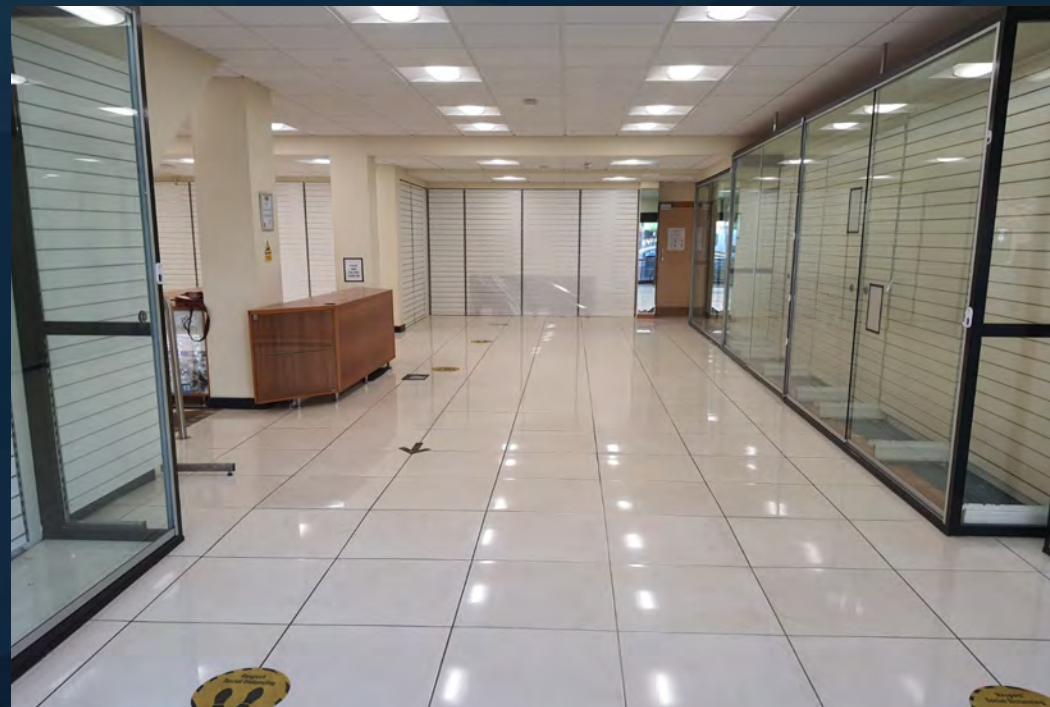
The unit is well finished to include a glazed frontage of c. 30 ft / 9.1 m, with electric roller shutters, tiled floors, suspended ceilings with recessed lighting and painted & plastered walls with slat walling.

Suitable for a wide range of retail / hot food / showroom / leisure uses, subject to any necessary planning consents.



ACCOMMODATION

Description	Area sq m	Area sq m
Retail Area	C. 156 sq m	C. 1,685 sq ft
Stores	C. 27 sq m	C. 293 sq ft
TOTAL NET INTERNAL AREA	C. 183 sq m	C. 1,987 sq ft



LEASE DETAILS

RENT: £30,000 per annum
TERM: Negotiable subject to periodic upwards only rent reviews
REPAIRS: Effective full repairing and insuring by way of service charge liability
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

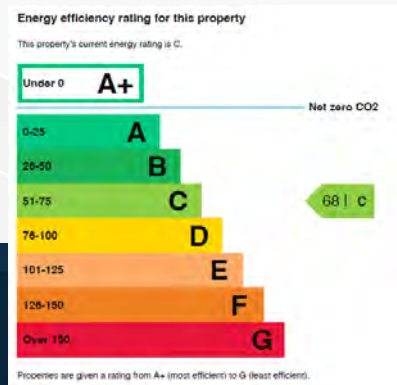
RATES

We are advised that the current NAV for the subject is £29,300. Estimated Rates Payable in accordance with LPS website: £16,145.62.

Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.



EPC CERTIFICATE



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/uksl/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.

File No. 9143

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