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TO LET

23 Dublin Road, Belfast, BT2 7HB

Prominent Ground Floor Retail Unit extending to c. 650 sq ft (60 sq m)

LOCATION

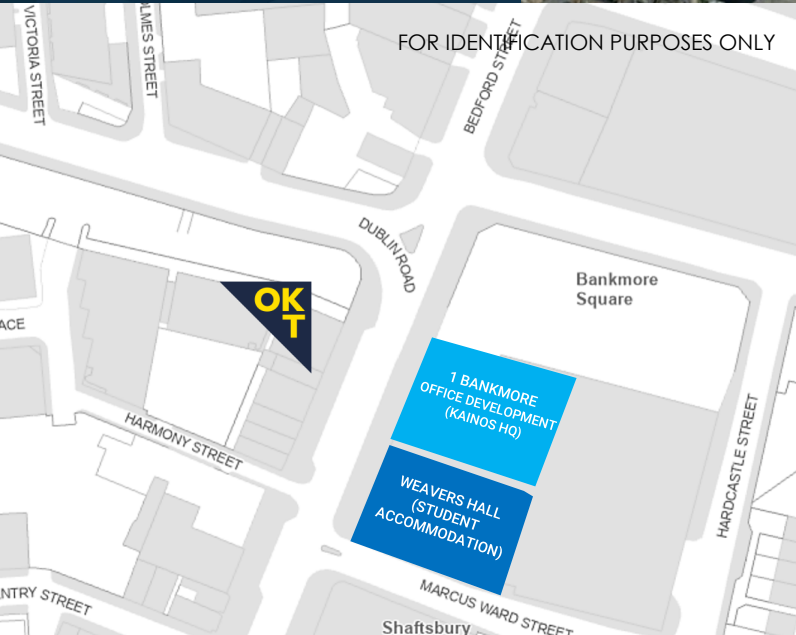
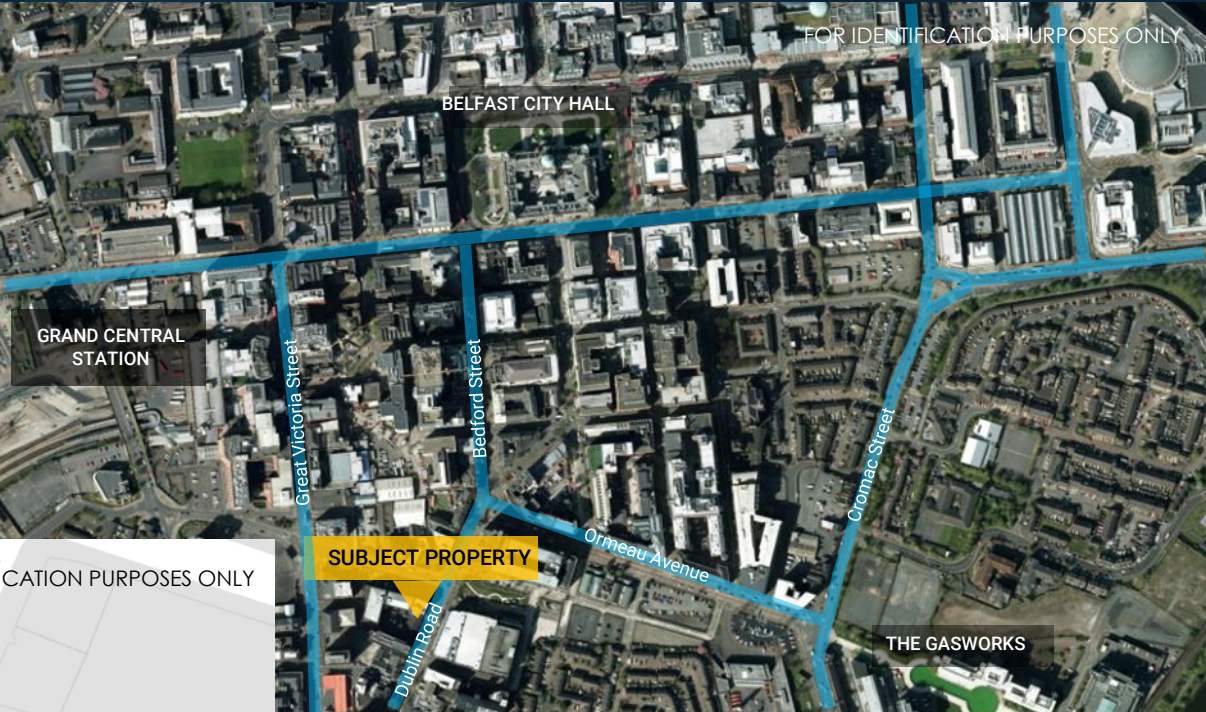
The Dublin Road is one of Belfast’s main arterial routes from the City Centre to South Belfast.

The immediate area surrounding the property comprises a mix of both residential apartments and a variety of commercial offerings including restaurants, cafes, bars, and supermarkets. In addition, the property is situated opposite the new 459 bed Weaver’s Hall student accommodation as well as the under construction One Bankmore building.

The area benefits from excellent bus and rail links, with on street and multi-storey carparking close by.

DESCRIPTION

The subject comprises a ground floor retail / office unit fitted to include painted and plastered walls, laminate flooring, suspended ceiling with recessed lighting and electric roller shutter door.



ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR	c. 60 sq m	650 sq ft



C. 10 MINS WALK TO
BELFAST CITY CENTRE



CONNECTIVITY
M1 & M2 MOTORWAYS
ARE ACCESSED WITHIN
2 MINUTES VIA
WESTLINK



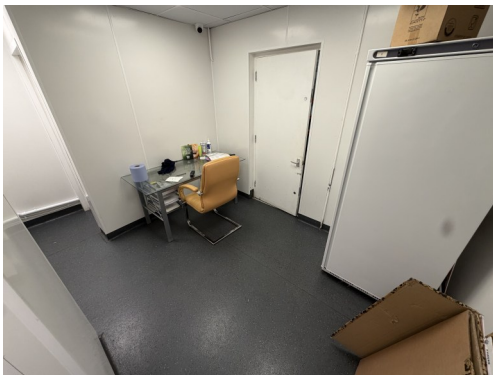
PUBLIC
TRANSPORT
REGULAR BUS / METRO
SERVICES IN CLOSE
PROXIMITY



C. 15 MINS DRIVE TO
BELFAST GEORGE BEST
CITY AIRPORT



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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/ukxi/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: 8914



LEASE DETAILS

RENT:	£15,000 per annum
TERM:	Negotiable
REPAIRS:	External repair contribution through a service charge. Tenant directly responsible for internal repair costs.
INSURANCE:	Tenant to reimburse landlord for insurance costs.
SERVICE CHARGE:	Applicable

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: £6,850.00. Estimated rates payable in accordance with LPS Website: £4,454

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

EPC

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G over 150

Less energy efficient

Net zero CO₂ emissions

71 This is how energy efficient the building is.

FURTHER INFORMATION

For further information / viewing arrangements please contact:

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.

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