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TO LET

## 43 Franklin Street, Belfast, BT2 7GG

Ground Floor Office / Retail Unit Extending to 152 sq m (1,636 sq ft)



# LOCATION / DESCRIPTION

Belfast is the capital and largest urban centre in Northern Ireland, with an estimated metropolitan population of around 670,000. The city lies approximately 103 miles north of Dublin and 75 miles southeast of Derry.

The subject property is located on the corner of Franklin Street and Brunswick Street within Belfast's Central Business District. The property is situated c. 0.2 miles from City Hall and c. 0.3 miles from Grand Central Station. The immediate area comprises a mix of office users, restaurants, hotels, cafés, and bars. Neighbouring occupiers include Studio Rogers, Flame, Maldron Hotel, and Rita's Cocktail Bar.

The subject comprises a ground floor retail / office unit within a six-storey period building currently undergoing refurbishment to provide high specification offices on the upper floors.

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

## ACCOMMODATION

### DESCRIPTION

Ground Floor

### AREA (SQ M)

c. 152 sq m

### AREA (SQ FT)

1,636 sq ft

## LEASE DETAILS

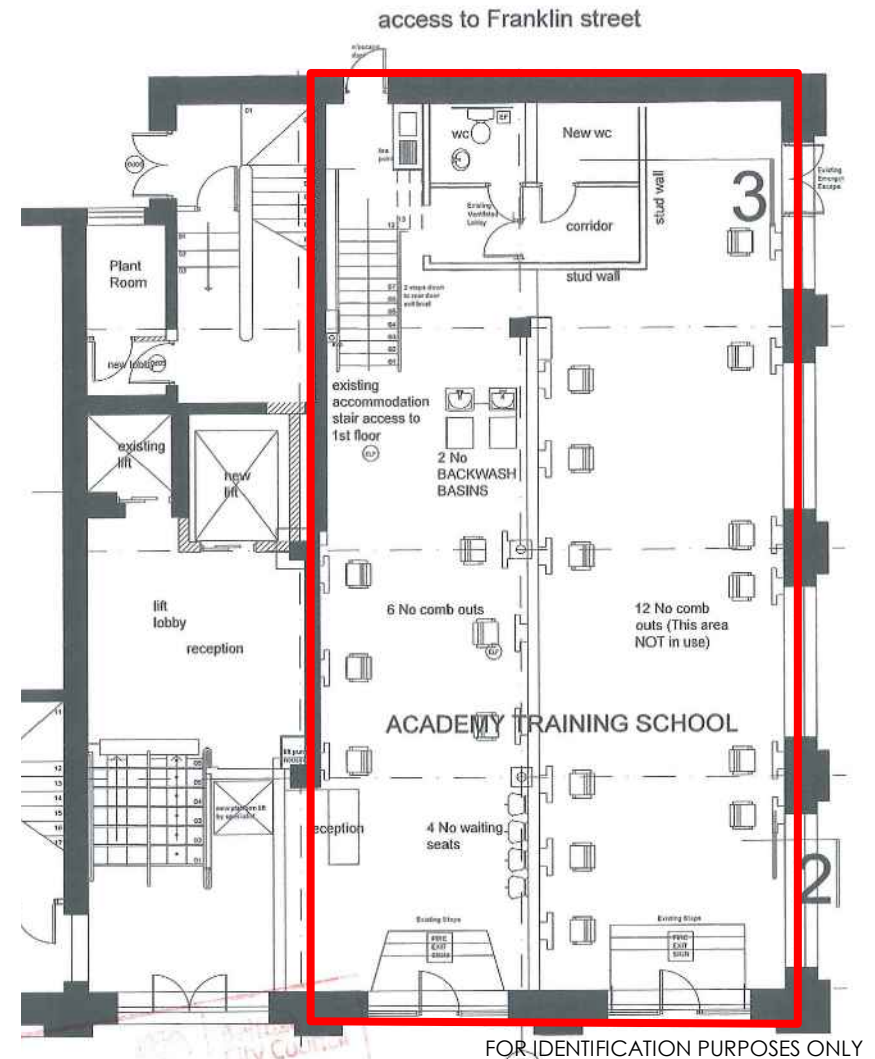
RENT: £35,000 per annum

TERM: 10 years

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

NAV: To be assessed

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.



## 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 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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