



Prominent Retail Unit
Ground Floor Retail – 1200 sq. ft.

5, Wellington Place,
Belfast BT1 6GA

TO LET

PROPERTY SUMMARY

- **Prominent Location Close to City Hall.**
- **Strong passing footfall.**
- **Nearby occupiers include Tim Hortons, Bob and Berts and Hotel Chocolat.**
- **1200 sq. ft space.**

LOCATION

Belfast is Northern Ireland's centre for administration, industry, and commerce with a population in the Greater Belfast area of approximately 600,000 persons.

The building occupies a highly prominent position fronting Donegall Square in the heart of the Central Business District. The units benefit from a high level of pedestrian footfall which is due to increase with the addition of new hotels, office, and student housing developments. Nearby occupiers include Tim Hortons, Bob and Berts, Vogue and Hotel Chocolat.

DESCRIPTION

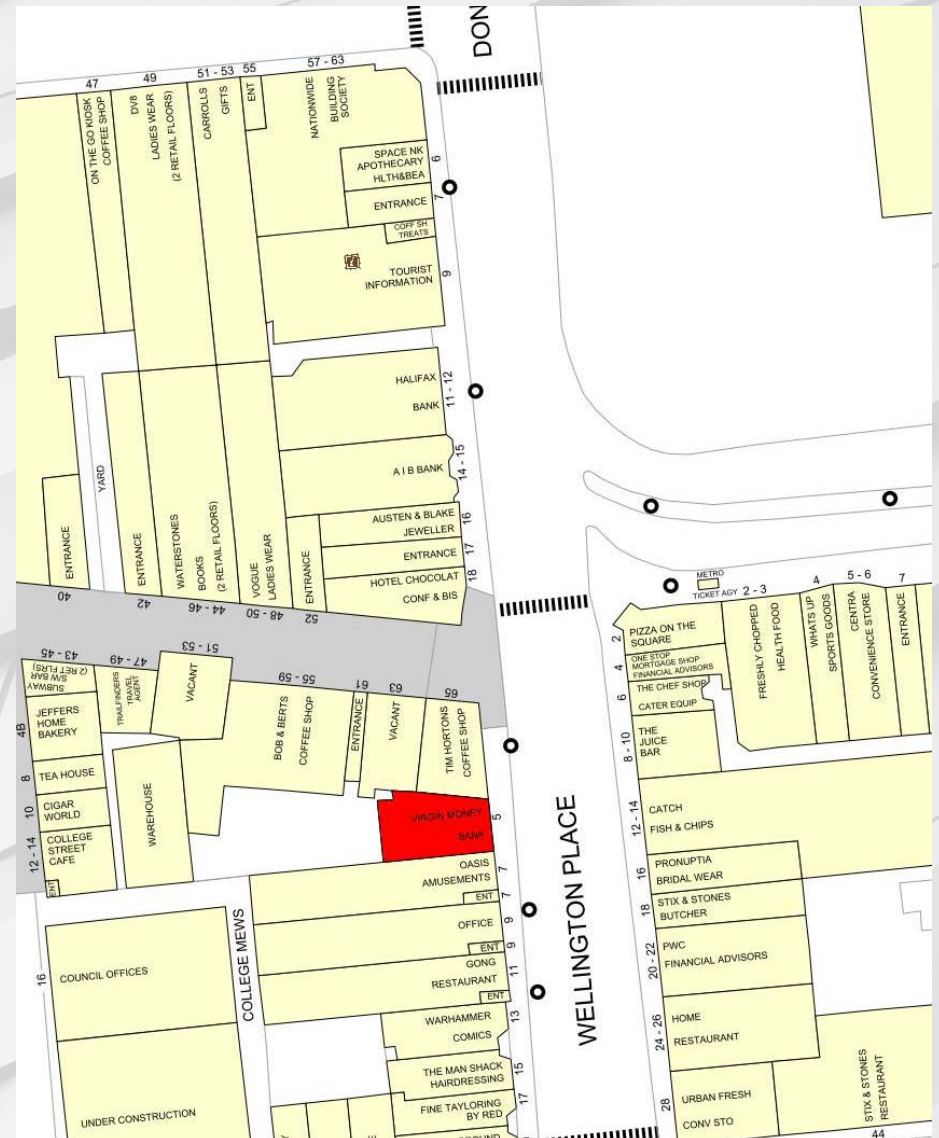
The premises benefits from a glazed frontage and internally it will be handed over as is or to a standard developer's shell specification with services brought to a distribution point. The unit is suitable for a variety of uses, including retail, restaurant, financial services and coffee shop (subject to planning permission).

ACCOMMODATION

Ground Floor Retail – 1200 sq. ft.

RATEABLE VALUE

We are advised by Land & Property Services that the NAV is £32,100. Rates payable for 2024/25 of approximately £19,239.52.



LEASE DETAILS

Term	New 10 year effectively FRI lease
Rent	£40,000 per annum.
Repairs	Effectively full repairing basis by way of a service charge
Service Charge	Levied to cover external repairs, maintenance, and management of the common parts. Estimated at approx. £600 pax.
Insurance	Tenant to reimburse, Estimated at approx. £448.82 per annum.

EPC

97-D - A copy of the EPC Certificate can be made available upon request.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.

VIEWING AND FURTHER INFORMATION

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