

To Let

Ground Floor Retail Units

26 – 30 Gresham Street, Belfast



- Located to the rear of Castle Court Shopping Centre within a 2 minute walk of the extended University of Ulster campus
- Ground floor retail opportunities
- Ample car parking in immediate surrounding area

Savills Belfast

1st Floor Lesley Studios
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Location

The subject property is located on Gresham Street, to the rear of Castle Court Shopping Centre. The street benefits from a highly level of vehicular and pedestrian footfall.

The University of Ulster Campus, which is currently in the middle of a complete redevelopment, is within a 5 minute walk of the property.

Description

The property comprises 3 retail units which form part of a parade of 6 units to ground floor. The units are finished internally to include concrete floors and painted/plastered walls, glazed shop front and roller shutters for additional security. The units are available for immediate occupation.

Accommodation

The unit provides the following approximate areas:

Floor	Sq ft	Sq m
Unit 26	385	35.8
Unit 28/30	755	70.2

The above units can be merged to provide a larger floorplate extending to 1,221 sq ft in total.

Lease Details

Rent: Unit 26 - £7,500 pax

Unit 28/30 - £12,500 pax

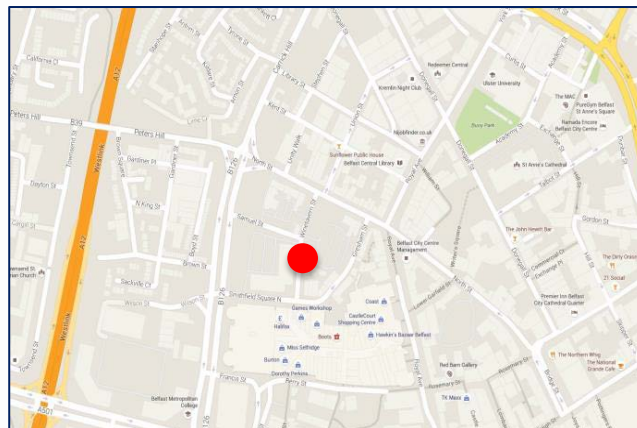
Term: Flexible terms available

Insurance: The tenant will be responsible for internal repairs and will reimburse the Landlord with a fair proportion of the building insurance premium.

Rates Assessment

We are advised by Land and Property Services that of the following:

Unit	NAV	Multiplier 2018/2019	Rates Payable
26	£4,850	0.602803	£2,924
28/30	£9,600	0.602803	£5,787



EPC

Available Upon Request

Further Information/ Viewings

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Joint Agent

CBRE

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VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

Important Notice

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