

For Sale/To Let

Prominent Three Storey Retail Unit

24-26 Chuch Lane, Belfast



- Prominent retail unit extending to approximately 2,500 sq ft over three floors
- Victoria Square, Donegall Place and Royal Avenue within a 2 minute walk of the subject property
- Immediately available

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1st Floor Lesley Studios
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savills.ie



Location

The subject property is located on Church Lane which is in close proximity to Victoria Square and Donegall Place. The property benefits from a high level of pedestrian footfall traffic. Nearby traders include Murials Bar, Bullit Hotel, Door Steps Sandwich Bar, Bootleggers and Lidl.

There are a number of City Centre car parks in close proximity with Central Train Station and Laganside Bus Station also a 5 minute walk from the property.

Description

This property benefits from a prominent position on Church Lane and comprises accommodation over 3 floors with further storage in the attic space. The property would be suitable for a variety of uses, subject to the necessary planning consent.

Accommodation

The unit provides the following approximate areas:

Floor	Sq ft	Sq m
Ground Floor Sales	691.26	64.22
First Floor	582.55	54.12
Second Floor	681.93	63.35
Attic	543.62	50.5
Total	2,499.36	232.2

Lease Details

Rent: £25,500 per annum exclusive

Term: 10 years, subject to rent review as the 5th year

Repairs & Insurance: The tenant will be responsible for full repair and reimbursing insurance premium

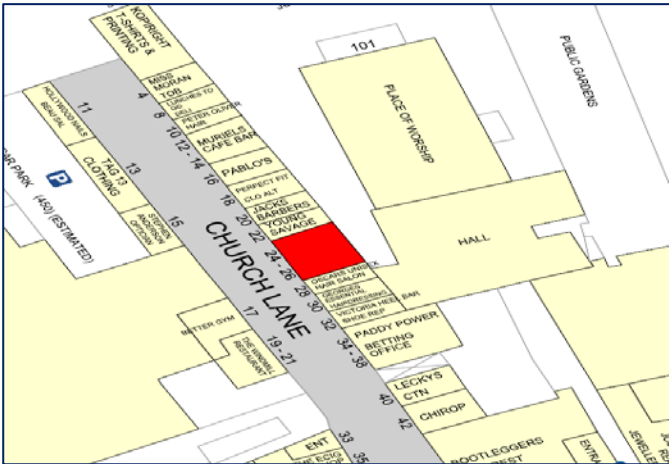
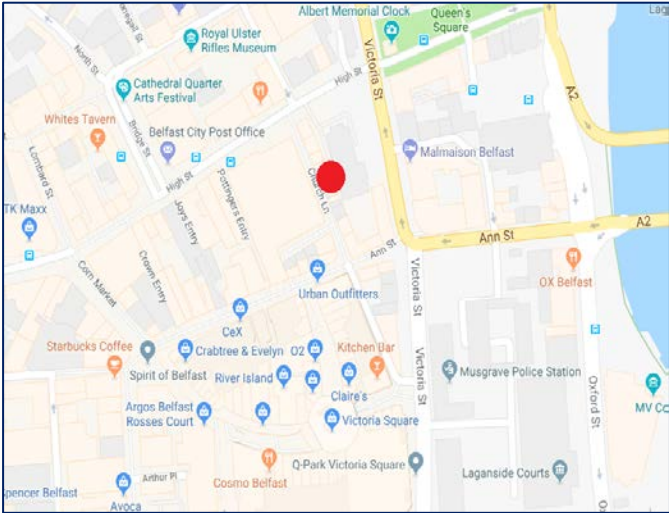
Purchase Price

POA

Rates Assessment

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

Unit	NAV	Rates Payable
24-26	£24,300	£14,648



EPC
D96

Further Information/ Viewings

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VAT

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