

TO LET

PROMINENT RETAIL UNIT BEDFORD HOUSE

Unit 3, Bedford Street, Belfast



- Prominent ground floor retail unit extending to 881 sq ft (82 sq m)
- Situated on Bedford Street, just behind Belfast City Hall
- Other occupiers in close proximity include Stensons, SD Kells, Deane's Deli, Ventors and Ulster hall
- Quoting rent of £36,000 per annum exclusive of VAT
- Immediately available

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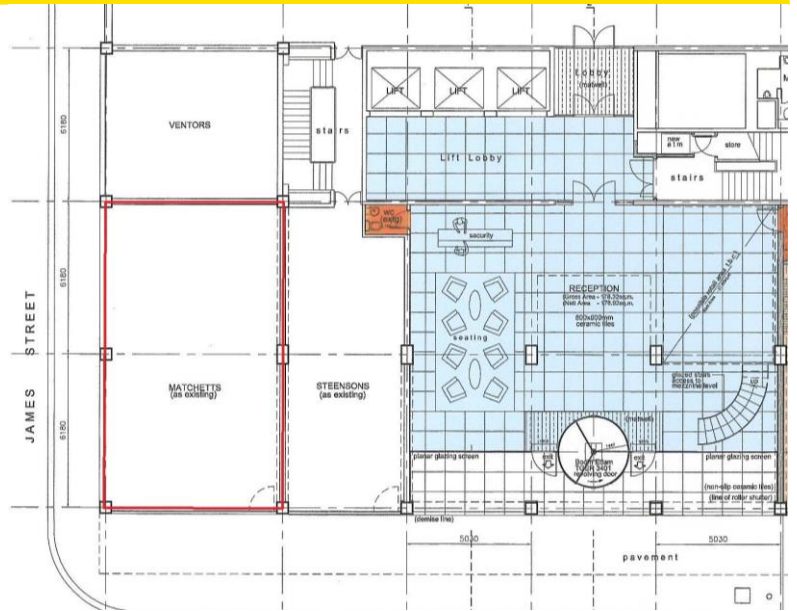
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Location

The subject property occupies a very prominent location on the corner of Bedford Street and James Street South, just behind Belfast City Hall. Other immediately adjoining occupiers within Bedford House are Steensons and Ventors, with SD Kells occupying the other ground floor corner. The immediate locality will benefit hugely from the imminent openings of the Grand Central Hotel directly across Bedford Street, the Ten Square Hotel and the George Best Hotel both immediately adjacent to Bedford House. The new Maldron Hotel is some 200m from the unit.

Description

This imposing property has full height glazing on both frontages. Internally the unit remains in fitted condition, including lighting and plastered and painted walls. There is a small store and WC at the rear.



Accommodation Schedule

Floor	Sq ft	Sq m
Unit 3	881	81.87

Lease Details

Quoting Rent

£36,000 per annum exclusive of VAT

Term

10 years, subject to 5 yearly upward only rent reviews

Service Charge & Insurance

Tenant is responsible for its fair proportion of external repairs and insurance, recoverable through a service charge

Rates Assessment

Unit	NAV	Rates Payable
Unit 3	£15,200	£9,163



VAT

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

EPC

D99

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