

M

**Madden
& Finucane**
SOLICITORS

t: 028 9025 8007

madden-finucane.com



SEAN GRAHAM



90A Castle Street, Belfast, BT1 1HE

To Let | 713 sq ft

Excellent Retail Accommodation of 713 sq ft

028 9020 5900
mcconnellproperty.com



90A Castle Street, Belfast, BT1 1HE

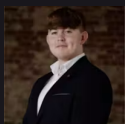
Summary

- Rent: £12,500 per annum
- Business rates: £4,324.43 per annum
- Legal fees: Each party to bear their own costs
- Lease: New Lease

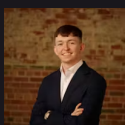
Further information

- [View details on our website](#)

Contact & Viewings

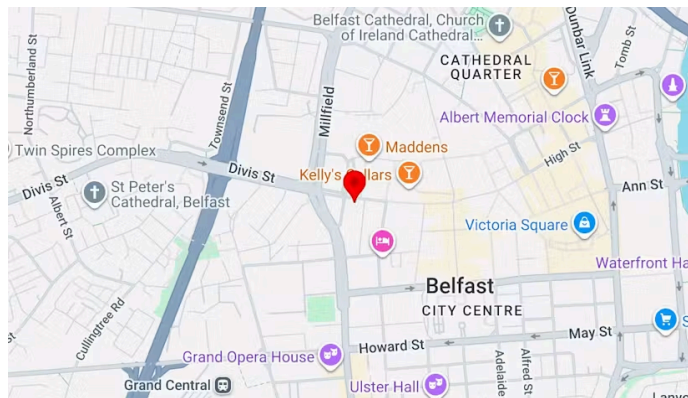


Ross Molloy
07443 085690
ross.molloy@mcconnellproperty.com



Manus Doherty
07776 825917
Manus.Doherty@mcconnellproperty.com

028 9020 5900
mcconnellproperty.com



Location

The property occupies a prominent position on Castle Street, one of Belfast City Centre's main retail streets, providing a direct link between the City Hall area, Cathedral Quarter and Smithfield.

The location benefits from strong levels of pedestrian footfall and passing trade throughout the day, with a variety of national retailers, independent businesses, cafés and service providers nearby.

Adjacent and nearby occupiers include Madden & Finucane Solicitors, Sean Graham Bookmakers, Poundland, Savers, B&M, CEX and Boots, creating a busy and well-established retail environment.

Accommodation

Name	sq ft	sq m
Unit	713	66.24
Total	713	66.24

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. AML: We are required to obtain evidence of the identity and proof of address of potential purchasers as part of mandatory anti-money laundering checks. If this can either be included in a fixed location or added as one of the options that we can toggle on/off that would be fantastic.



Description

The subject property comprises 713 sq ft of retail accommodation situated on Castle Street, benefiting from high levels of pedestrian footfall in a busy Belfast City Centre location.

The subject provides a bright front sales area with excellent display frontage, together with a kitchen/preparation area to the rear, generous storage space and a staff W/C.

The property was previously operated as a bakery, however it's prominent location and practical layout make it suitable for a variety of retail, café or other uses, subject to the necessary consents.

Specifications

EPC has been commissioned, will be available in < 28 days.