

Campbell Cairns

Commercial

CONSULTANT SURVEYORS AND VALUERS

JEREMY CAIRNS BSc MRICS RONAN CAMPBELL BSc (Hons) MRICS
Associate AINE LAVERY BSc (Hons) MRICS

PRIME SHOP
LEASE FOR DISPOSAL

REVERSE PREMIUM

UNIT UG31 VICTORIA SQUARE, BELFAST



3rd FLOOR | 65-67 CHICHESTER STREET | BELFAST BT1 4JD | TEL **028 9024 9024** | FAX 028 9023 1231

EMAIL info@campbellcairns.com | WEB www.campbellcairns.com

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LOCATION

Victoria Square is Northern Ireland's leading shopping centre situated in the heart of Belfast City Centre. This landmark retail development extends to 922,000 sq ft and occupies a strategic position in the prime retail core.

Retailers represented within Victoria Square include Topshop, H&M, Apple, Hollister, Mango, River Island, Starbucks and Five Guys.

ACCOMMODATION

This excellent retail unit is arranged over ground floor only having the following approximate dimensions and floor areas:

Gross Frontage	27 ft	8.23 m
Internal Width	25 ft	7.62 m
Ground Floor Area	930 sq ft	86.4 sq m

LEASE

The premises are held on a Lease for a term of 15 years from 1 February 2008 subject to upward only rent reviews every 5 years at a current rental of £195,000 per annum exclusive.

INCENTIVE

A reverse premium is available for an assignment, subject to covenant.

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SUBLEASE

The Tenant may consider granting a sublease at a market rent - full details upon request.

RATEABLE VALUE

We have been advised my Land and Property Services that the NAV of the subject property is £43,600. Rate on the £ in 2019/2020 - £0.614135, giving an annual rates bill of approximately £26,776.28.

VAT

Prices, outgoing and rent do not include VAT which may be chargeable.

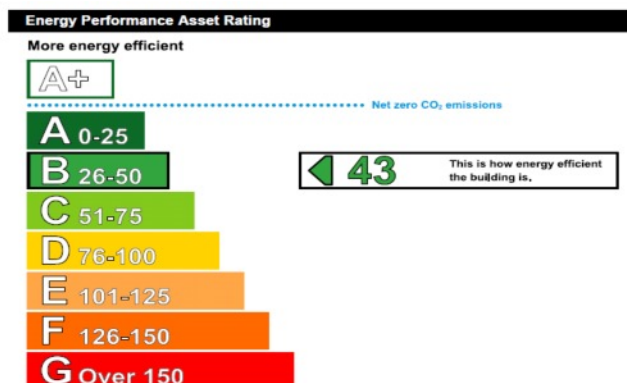
TIMING

Immediately upon completion of legal formality.

VIEWING

Strictly by appointment through Campbell Cairns (Tel: 028 9024 9024).

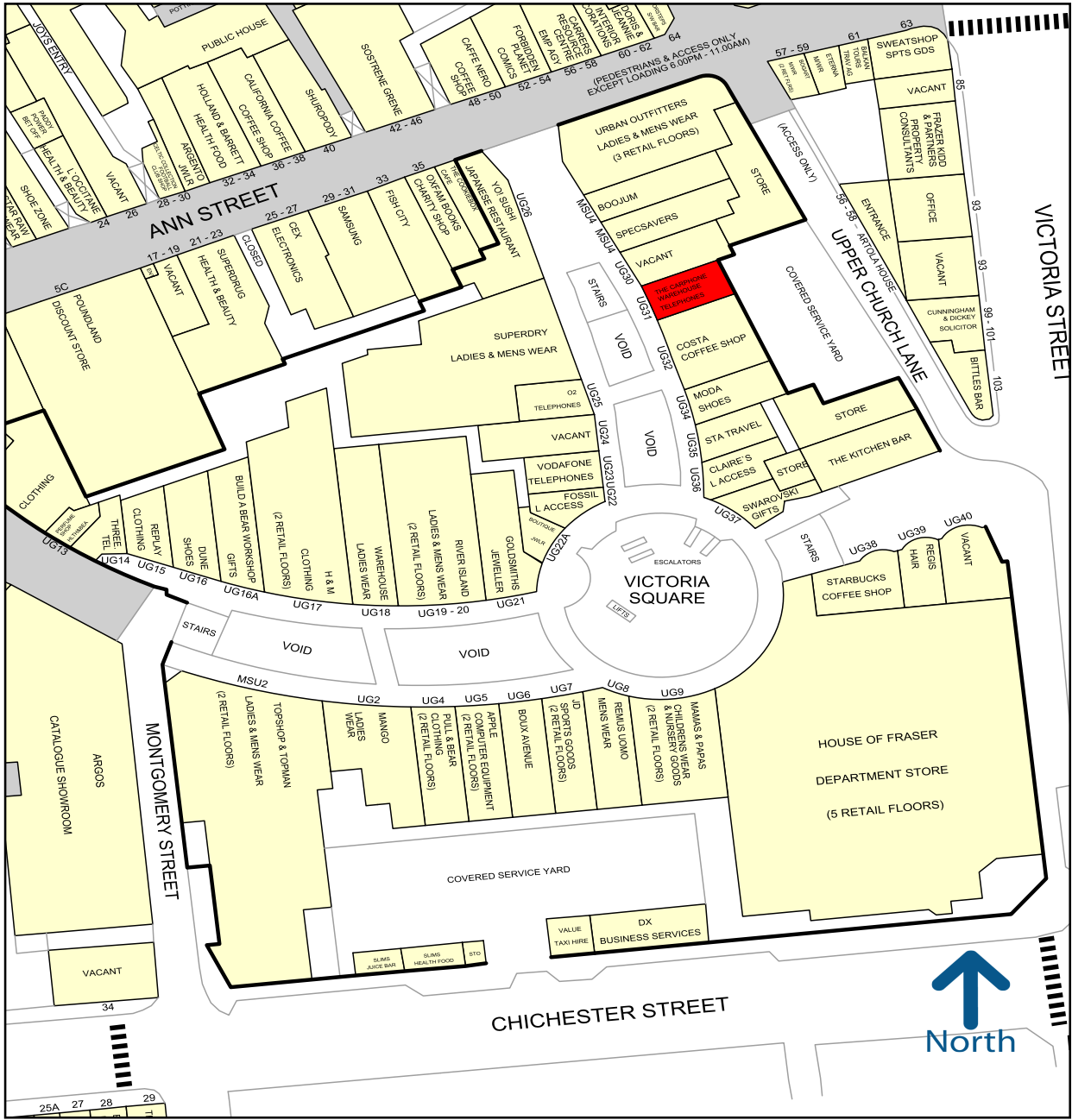
ENERGY PERFORMANCE CERTIFICATE



LOCATION MAP



Belfast



Experian Goad Plan Created:



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