



To Let

**Prime Retail Unit
Belfast, 10-16 Castle Place**

tdk commercial
property
consultants

028 9024 7111
www.tdkproperty.com

LOCATION

The premises occupy a prime location on Castle Place, which links CastleCourt Shopping Centre to Victoria Square Shopping Centre and benefits from excellent footfall.

Nearby retailers include TK Maxx, Costa Coffee, Schuh, Office, Sports Direct, HMV, DV8, Zara, Clarks, Dunnes Stores and Primark.

DESCRIPTION

Substantial retail premises over ground and first floor with the benefit of a customer lift and connecting retail staircase.

Unit is fully fitted.

ACCOMODATION

Ground Floor	2,809 sq. ft.	260.96 sq. m
First Floor	2,619 sq. ft.	243.32 sq. m
Total	5,428 sq. ft.	504.28 sq. m

LEASE TERMS

Rent: £175,000 pax

Term: New 15 year lease with 5 yearly reviews

Repairs: Effectively full repairing and insuring basis

RATEABLE VALUE

We are advised by Land & Property Services that the property has a NAV of £179,000. The rate in the £ for 2018/2019 is £0.602803 and the rates payable are £107,902 p.a.



VAT

All prices are quoted exclusive of VAT, which may be payable.

EPC

The building has been rated as C-73 under EPC regulations. A copy of the EPC Certificate is available and can be made available on request.

FURTHER INFORMATION

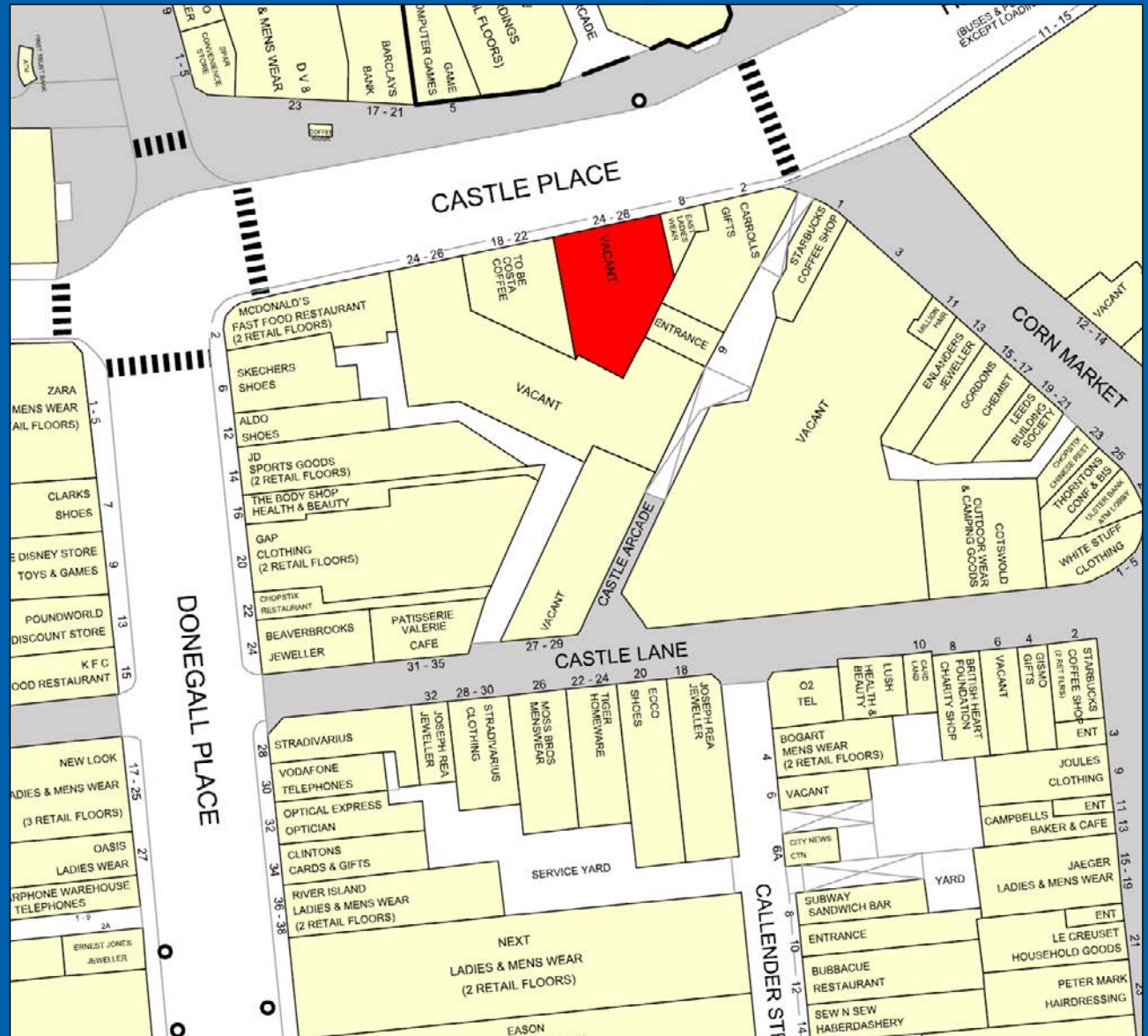
For more information or to arrange a viewing please contact:



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