



**To Let**

Prominent City Centre Unit c.1,340 sq ft (124.5 sq m)  
**19 Wellington Place, Belfast, BT1 6GB**

**tdk** commercial  
property  
consultants  
**028 9024 7111**  
[www.tdkproperty.com](http://www.tdkproperty.com)



## PROPERTY SUMMARY

- **Extremely prominent ground floor corner unit**
- **Neighbouring occupiers include Starbucks, Costa, Home Restaurant, Centra and Games Workshop**
- **Short distance from student accommodation**
- **Directly opposite the new PWC NI headquarters**

## LOCATION

The subject comprises a prominent ground floor retail/cafe unit located in the heart of Belfast city centre.

Wellington Place and the immediate locality has undergone extensive redevelopment to provide additional office, retail and student accommodation. The recently constructed Merchant Square, located on Wellington Place, will accommodate PWC's largest office outside of London providing over 200,000 sq. ft. of office space for 2,000 employees.

There are also several other significant office buildings in proximity including the recently completed Urban HQ serviced office.

Extensive student accommodation is located nearby including Swanston House, John Bell House and the Elms BT1 & BT2 providing over 2,000 beds to meet the increase in demand for Queens University Belfast and the new University of Ulster Belfast Campus.

Neighbouring occupiers include Starbucks, Costa Coffee, Centra, Home, Edo, Yugo, Virgin Money and Tim Hortons together with many of the City Centres principal hotels.

## DESCRIPTION

The subject property provides high profile fitted coffee shop.

It is fully fitted to include glazed aluminium shop front, painted/plastered walls and ceilings, lighting, air conditioning and WC facilities.

The property would be suitable for a variety of uses (subject to planning) which would benefit from the high volume of footfall.

## ACCOMMODATION

The property provides the following accommodation:

Ground Floor Retail Unit	c. 124.5 sq. m	c 1,340 sq. ft.
--------------------------	----------------	-----------------

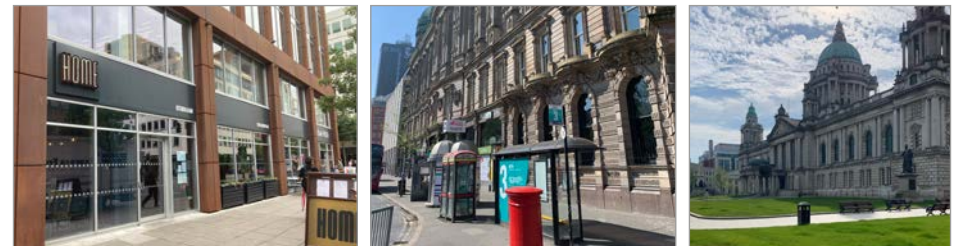
## LEASE DETAILS

Rent: £32,500 per annum exclusive

Term: New 10 year effectively FRI lease

Repairs: Full repairing and insuring by way of a service charge which is currently £1,411.95 p.a.

Insurance: Tenant to reimburse



## RATES

From our review of the Land and Property Service online website, the NAV for the subject property is £26,600.

The commercial rate in the pound for 2021/2022 in Belfast is £0.543147 resulting in rates payable of £14,448 pax. Under current Covid Relief schemes no rates are payable unit April 2022.

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

## EPC

Rating C – 65

EPC certificate available upon request.



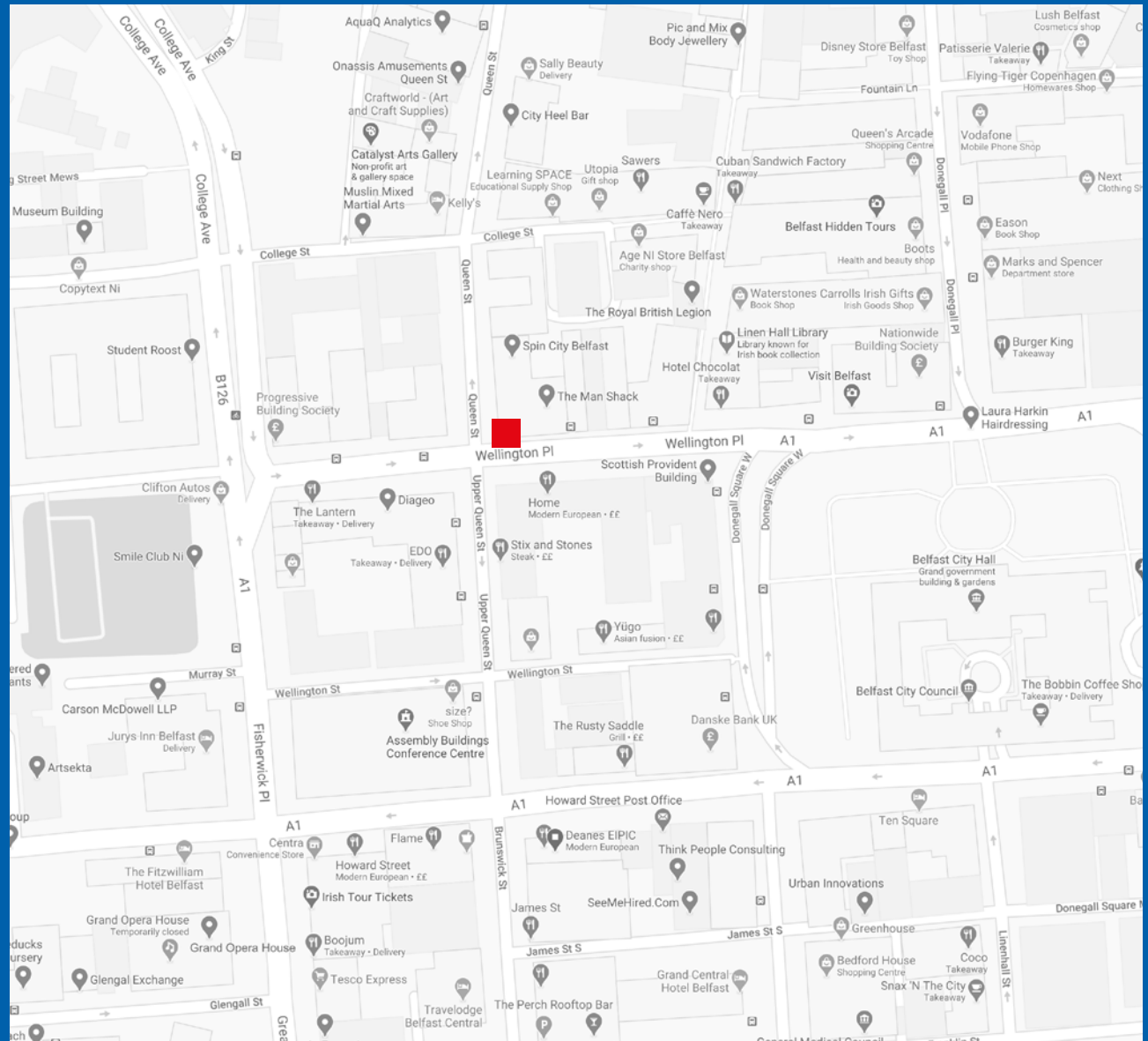
## FURTHER INFORMATION

For more information or to arrange a viewing please contact:



Contact: Mark Thallon  
Tel: 028 9024 7111  
Mobile: 07802 520008  
Email: mark.thallon@tdkproperty.com

Contact: Connor James  
Tel: 028 9024 7111  
Mobile: 07341 866173  
Email: connor.james@tdkproperty.com



TDK for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of TDK or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) TDK cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of TDK has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) TDK will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.