



Prime Retail Unit
675 sq. ft

7 Arthur Square,
Belfast, BT1 4FD

TO LET

PROPERTY SUMMARY

- Prime retail pitch fronting onto Cornmarket, in the heart of Belfast City Centre.
- High levels of passing footfall.
- Situated on the main pedestrian route to Victoria Square.
- Nearby Occupiers include Mango, H&M, Apple, and White Stuff.

LOCATION

Belfast is the capital of Northern Ireland and provides the principal shopping and commercial facilities for a catchment population of approximately 1 million people. The city is one of the main retail and commercial centres in the UK and Ireland.

The subject unit is situated in one of Belfast's busiest pedestrian streets, not even a minute walk from Northern Ireland's premier shopping destination, Victoria Square.

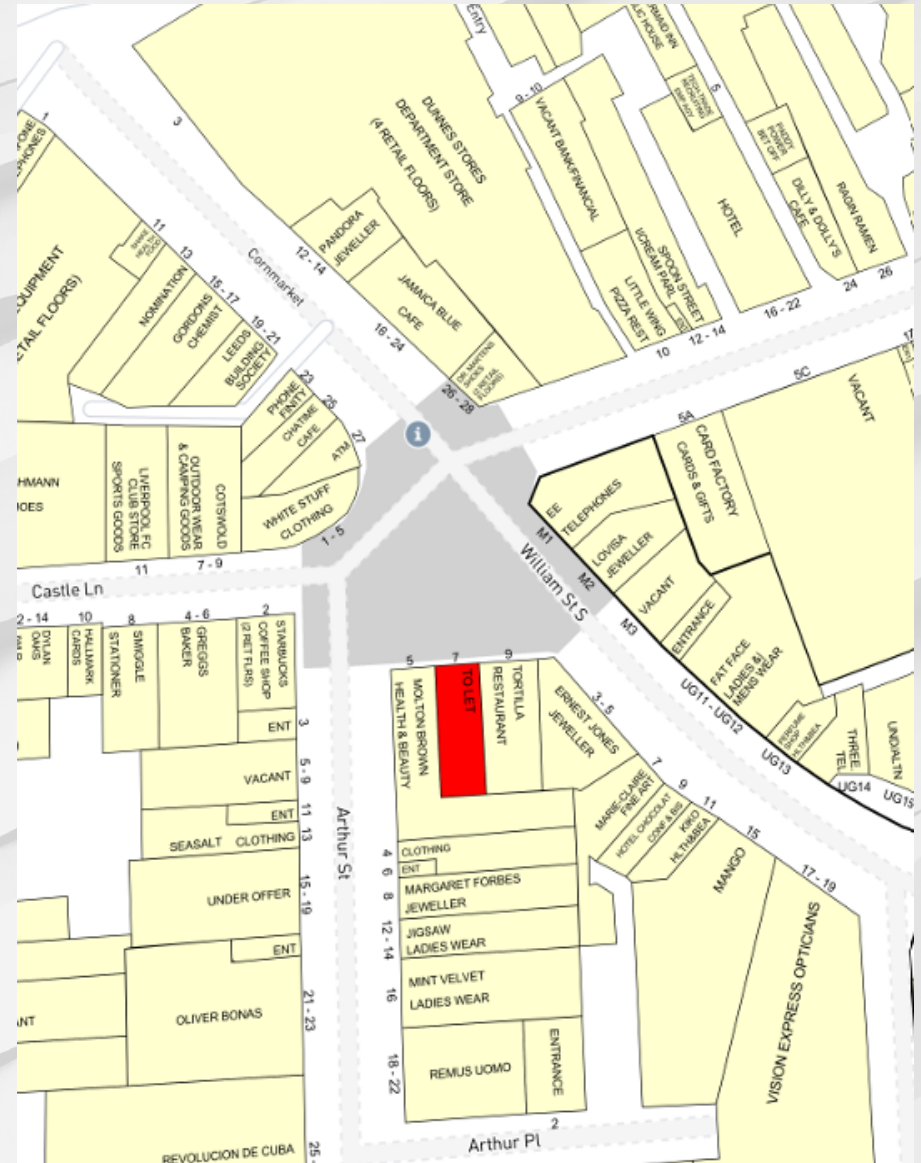
The property benefits from exceptional visibility and footfall, situated directly adjacent to KEEP a new 70,000 sq ft retail and leisure development including tenants such as, Apple, Deichman Shoes, H&M, Roxy Leisure and Vodafone.

Nearby occupiers include Dunnes, Starbucks, White Stuff, Dr. Martens, Mango, Molton Brown and Hotel Chocolat.

DESCRIPTION

The subject unit comprises a ground floor retail space unit which will be handed over in shell condition.

The unit benefits from a prominent glazed frontage onto Cornmarket providing excellent profile.



ACCOMMODATION

Description	Sq Ft	Sq M
Ground Floor Retail	675	62.71

LEASE DETAILS

Rent: £75,000 per annum
Term: New 10 year effectively FRI lease
Repairs: Effectively FRI basis
Service Charge: £309.93
Insurance: £477.16

RATEABLE VALUE

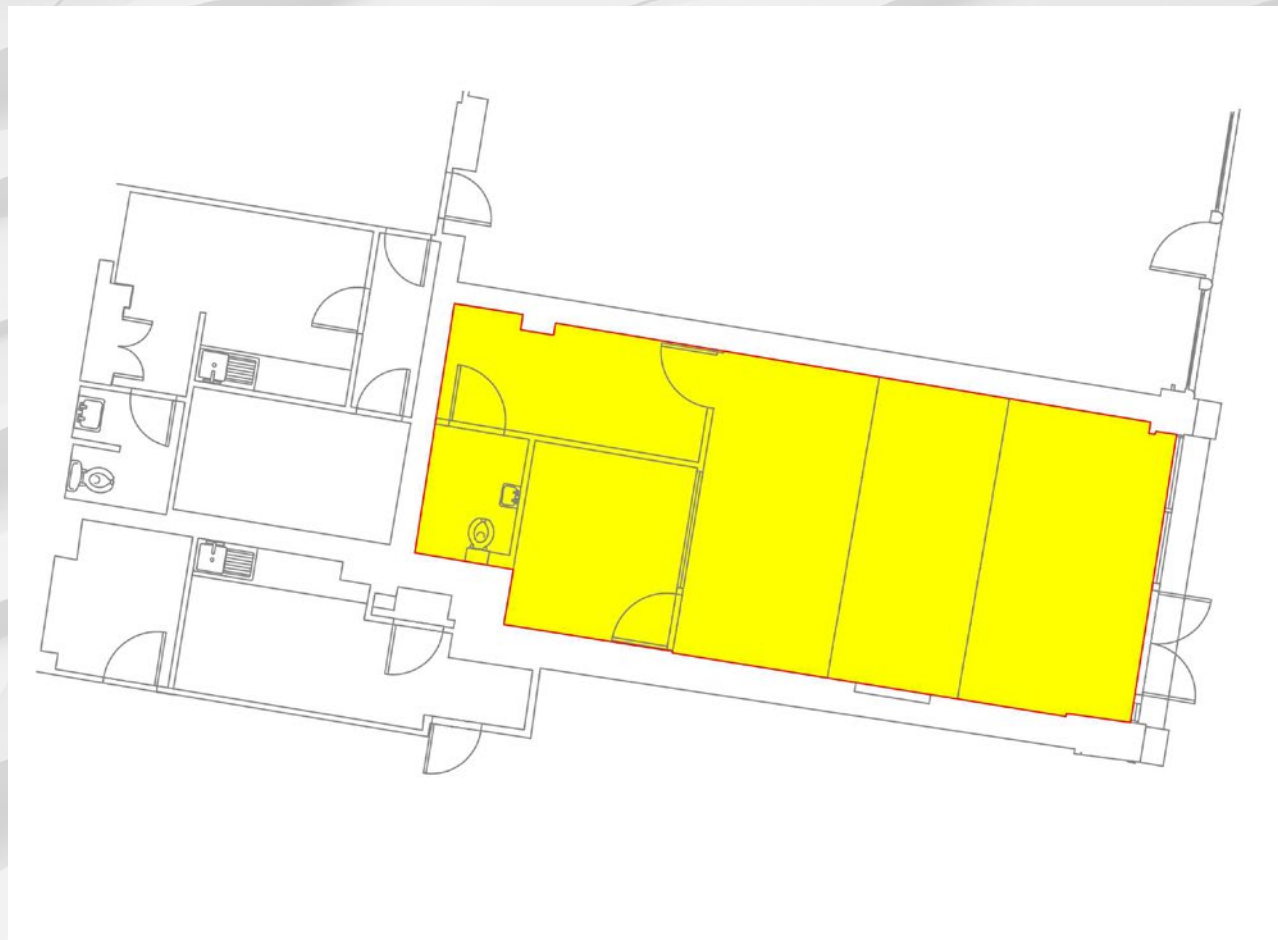
We have been informed by Land and Property Services that the NAV is £33,500.00. The rate in the £ for 2026/2027 is 0.650288. Current rates payable £21,784.72.

VAT

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

EPC

D - 77 - A copy of the EPC Certificate can be made available upon request.





VIEWING AND FURTHER INFORMATION

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