

# TO LET

## Excellent Ground Floor Retail Unit 49 Rosemary Street, Belfast BT1 1QB



### Location

The unit occupies a very prominent location on Rosemary Street, just off Royal Avenue.

It is in close proximity to Castlecourt Shopping Centre, adjacent to the Ann Summers shop and directly opposite TK Maxx's City Centre Flagship Store in Donegall Arcade.

The surrounding area comprises a mix of retail, coffee shops, office buildings and banks, with very heavy footfall.

### Description

This is an excellent ground floor retail unit finished to a good specification to include solid floors overlaid with laminate wood, suspended ceilings with spot lighting and electric roller shutter door.

It is arranged as front retail with rear ancillary, but could be easily adapted to suit requirements.



54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 email: [nicola@trcommercial.co.uk](mailto:nicola@trcommercial.co.uk)

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### ACCOMMODATION

Ground Floor Retail Unit      c.885 sq.ft.      (82.2 sq.m.)

### LEASE DETAILS

**RENT**      **£25,000 per annum**

**TERM**      Minimum five years

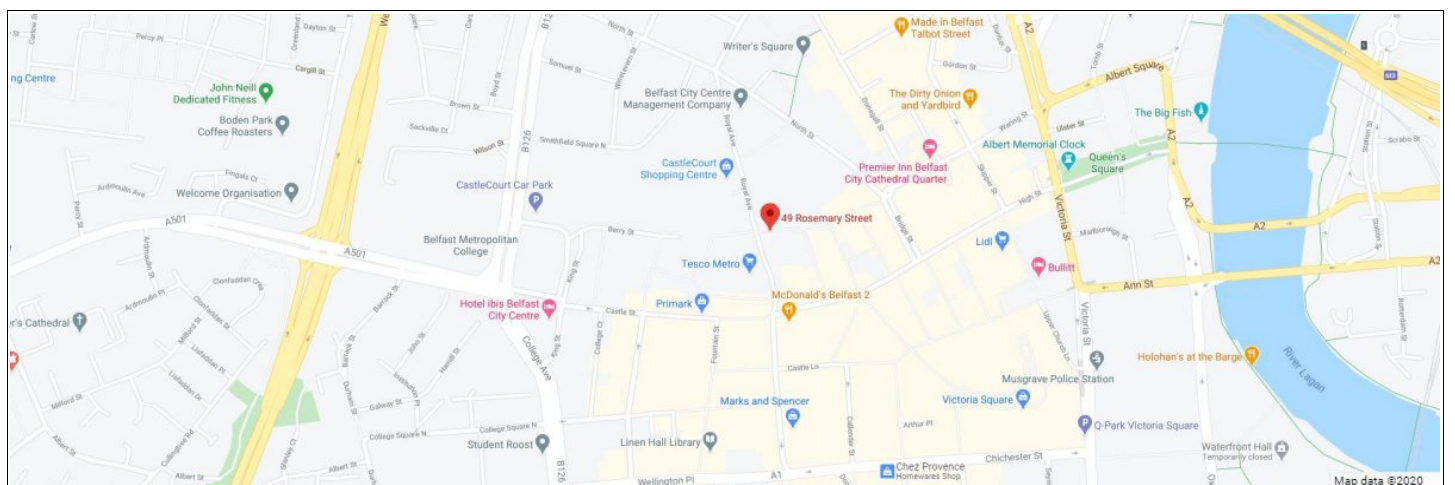
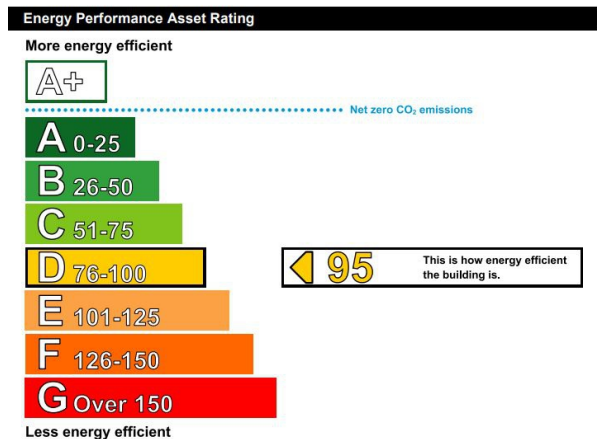
**REPAIRS**      Full Internal Repairing and Insuring basis plus shop front

**VAT**      Not applicable to above rent

**RATES**      NAV      £25,000  
Rates payable 2020/21 c.£15,400 but no rates payable on a retail unit until 1<sup>st</sup> April 2021 due to Covid 19

**EPC**      D-95

**VIEWING**      By appointment with Sole Agent 028 9042 4747



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