



TO LET

93 Castle Street, Belfast, BT1 1GJ

GROUND FLOOR RETAIL UNIT

Located within an extremely busy area of Belfast City Centre, this ground floor retail unit is available to let at a competitive rent with flexible lease terms on offer. The property benefits from its proximity to bus and public taxi terminals and enjoys a heavy footfall.

The property is ideal for a variety of alternative uses (subject to statutory approvals).

- c. 541 sq. ft.
- Rent £7,500 per annum (exclusive)
- Flexible lease terms

McCallin Carr, Suite 2, 555 Lisburn Road, Belfast, BT9 7GQ

T: 028 90 66 22 33 F: 028 90 68 17 57 W: www.mccallincarr.com E: info@mccallincarr.com





Accommodation

Ground Floor

Shop/Retail Area accessed directly from street	c. 307 sq ft
Kitchen/Store Area	c. 147 sq ft
Additional Store	c. 65 sq ft
WC	c. 22 sq ft
Net Internal Area (excludes WC)	c. 519 sq ft

Lease

Length of Lease by negotiation.

Rent

Offers invited in the region of £7,500 per annum exclusive.

Rates

NAV: To be assessed
Rates payable: To be assessed

VAT

All figures quoted are exclusive of VAT which may be payable thereon.

Maintenance

The tenants are responsible for full repairing and insuring responsibilities for the premises.

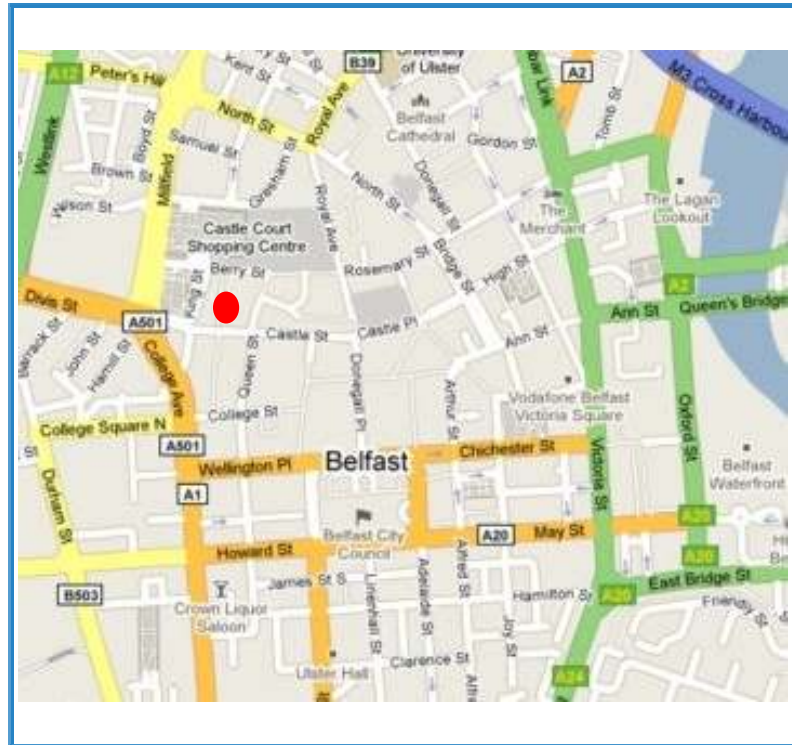
Viewing

Strictly by appointment with the sole lettings agents:

McCallin Carr
Tel: 028 9066 2233
Fax: 028 9068 1757
Email: info@mccallincarr.com



Location Map



Location Details

The subject property is located fronting Castle Street in Belfast City Centre close to the junction with King Street and is located beside the Sitting Room public house. The general area is of predominantly commercial users with some inner city residential properties in the locality.



McCallinCarr
Commercial
028 90 66 22 33

Chartered Valuation Surveyors and Property Consultants