

TO LET

PRIME RETAIL UNITS

Great Northern Mall, Great Victoria Street, Belfast, BT2 7BB



- Prime retail units located within the Great Northern Mall
- Ideal for retail or catering uses
- Other retailers within the mall include Caffè Nero, Boots, Yahi Café and Metro Barbers
- Location benefits from high pedestrian footfall to and from the Europa Bus Centre and Great Victoria Railway Station

SAVILLS NORTHERN IRELAND
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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, positioned to the right of a solid yellow square.



Location

Great Northern Mall enjoys an unrivalled position on Great Victoria Street, one of Belfast City Centre's major arterial routes. The location also benefits from pedestrian access to and from the Europa Bus Centre, Multi- Storey 400 space car park and Great Victoria Railway Station with annual footfall of 5,833,826.

The mall is situated within Belfast's main office core and adjacent to the Europa Hotel and Grand Opera House.

Description

The mall forms the pedestrian link between Great Victoria Street and The Bus & Rail stations and multi-storey car park. The mall comprises 14 retail units of varying sizes with the common service yard to the rear. Units available immediate occupation.

Accommodation Schedule

Floor	Sq ft	Sq m	Rent	Service Charge	Insurance
Unit 5	482	44.78	£15,000	£3,800	£125
Unit 9	479	44.5	£16,000	£3,700	£124
Unit 10	472	43.85	£16,000	£3,700	£122
Unit 12	782	72.65	£20,000	£6,000	£200
Unit 15-16	2,137	199	£50,000	£16,500	£550

-Figures quoted are estimates and will be subject to VAT

Lease Details

Term Flexible lease terms available

Service Charge & Insurance A service charge will be levied to cover the landlord's expenditure in connection with the maintenance, repair and general running of the scheme. The tenant will be responsible for reimbursing the landlord with a fair proportion of the insurance premium

Rates Assessment

Subject to Tenant liaising with LPS

Unit	NAV	Rates Payable 21/22
Unit 5	£13,900	£7,550
Unit 9	£12,200	£6,626
Unit 10	£12,200	£6,626
Unit 12	£7,803	£4,238
Unit 15	£50,800	£27,592

VAT

All prices, outgoings and rental are exclusive of, but may be liable to Value Added Tax

EPC

Available upon request

Contact

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