



Instinctive
Excellence
in Property.

To Let

Gym/Retail Opportunity

29A Franklin Street
Belfast
BT2 7GG

GYM/RETAIL OPPORTUNITY



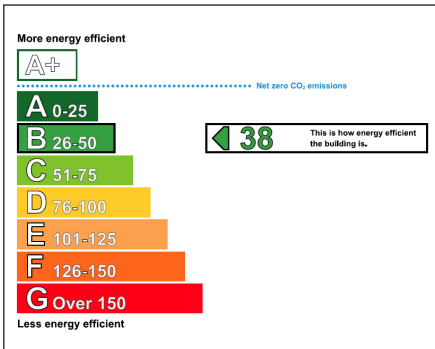
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EPC



Location

Belfast is the capital and largest city in Northern Ireland with a resident population of approximately 585,000 persons (BMA). In addition to this approximately 750,000 people live within a 30 minute drive time of Belfast city centre.

The property is located in the hear of Belfast city centre approximately 150 m from Belfast City Hall whilst the proposed transport hub 'Weavers Cross' is around 500 m/ 5 minutes walk.

Situation

The available retail space is located within the Franklin Street elevation of the Grand Central Hotel. The immediate vicinity has seen significant development recently, in addition to the 300 room Grand Central Hotel the 237 bedroom Maldron Hotel is directly opposite, in a complex which includes the 476 bed, Queens University student accommodation.

The property is in the heart of the Central Business District and sits immediately adjacent to 'The Ewart Building' which is due to complete in Summer 2022, comprising 220,000 sq ft of office space which will occupied by Deloitte and a number of other prominent office occupiers.

Description

The unit is currently fitted as a gym/fitness suite, comprising gym specification rubber mats, shower/changing areas and floor to ceiling mirrors. The subject would be suitable for a wide variety of purposes, subject to the relevant statutory obligations.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

| Description | Sq Ft | Sq M |
|--------------|-------|------|
| Ground Floor | 1,237 | 115 |

Lease Terms

Term: 5 years minimum
Rent: £20.00 per sq ft (£25,000 per annum)

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £14,600
Rate in the £ for 2022/2023: £0.551045

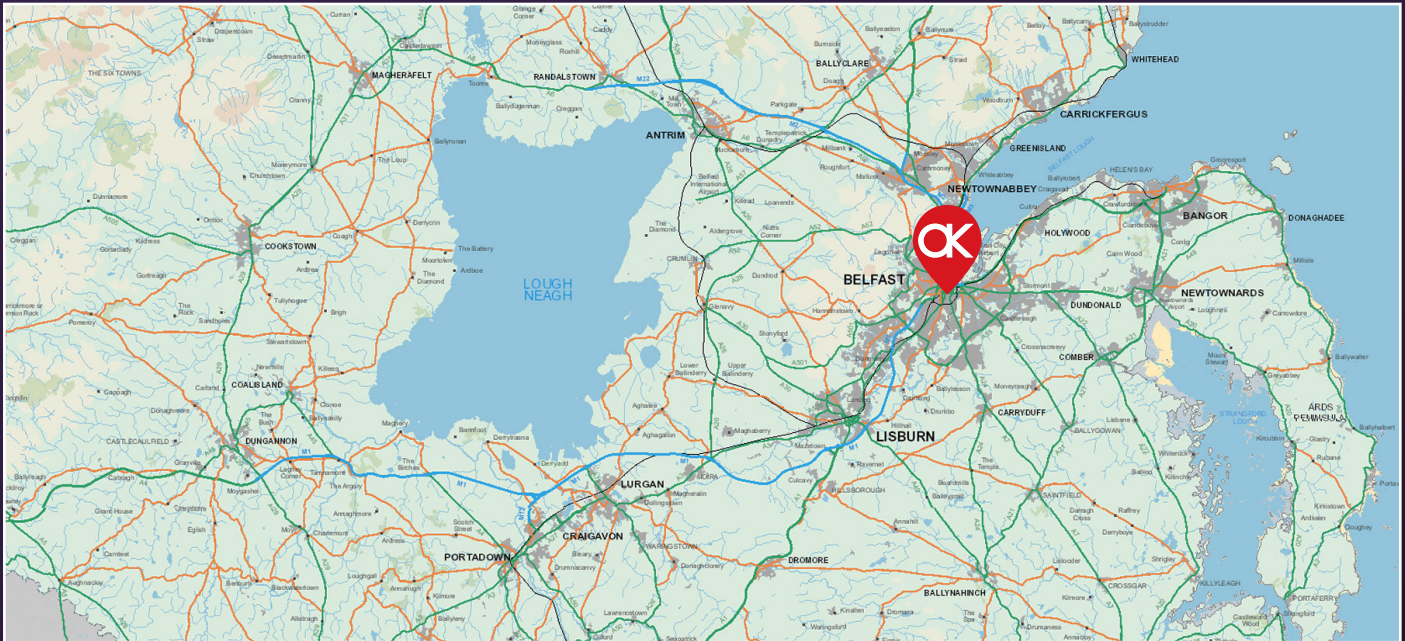
VAT

All prices, rentals and outgoings are quoted exclusive of VAT.





FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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