



**To Let**

**Unit 4, Howard House,  
42-48 Howard Street, Belfast BT1 6PG**

**Riddell  
McKibbin**

# To Let - Prominent Retail Premises

## Unit 4, Howard House, 44 Howard Street, Belfast BT1 6PG

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### LOCATION

The subject premises occupy a prominent location within Belfast City Centre with frontage onto both Howard Street and Brunswick Street and benefits from its immediate proximity to the Europa Bus and Rail Stations and the main City Centre bus terminus.

A short distance from Belfast City Hall the subject is only a short distance from the traditional retail core of Donegall Place / Royal Avenue and is well positioned within the City Centre office core given its immediate proximity to a range of hotels, restaurants and public houses.

The immediate vicinity has experienced significant redevelopment and change of use to include:

- Maldron Hotel, Amelia Street
- Grand Central Hotel, Bedford Street
- Redevelopment and refurbishment of Ferguson, Royston, Oyster House, Upper Queens Street & Wellington Place
- In excess of 1,500 student rooms completed / under construction
- 55 serviced apartments have been created in the upper floors of Howard House, due to open Q1 2018



### DESCRIPTION

The subject comprises a self contained ground floor retail unit accessed directly off Howard Street. The unit is offered in a shell specification.

### LEASE DETAILS

Term: New 10 year lease  
Rent: £13,500 per annum  
Repairs: Full Repairing and Insuring terms  
Service Charge: Current Service charge apportionment for the unit is £352 per annum

### ACCOMMODATION

We have calculated the approximate Net Internal Areas to be as follows:

Ground Loo Retail Unit	322 sq.ft	30.0 sq.m
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### RATES

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

Net Annual Value: £9,750  
Rate in the Pound 2017/2018: 0.5927  
Estimated Rates Payable: £5,780 p.a.

### VAT

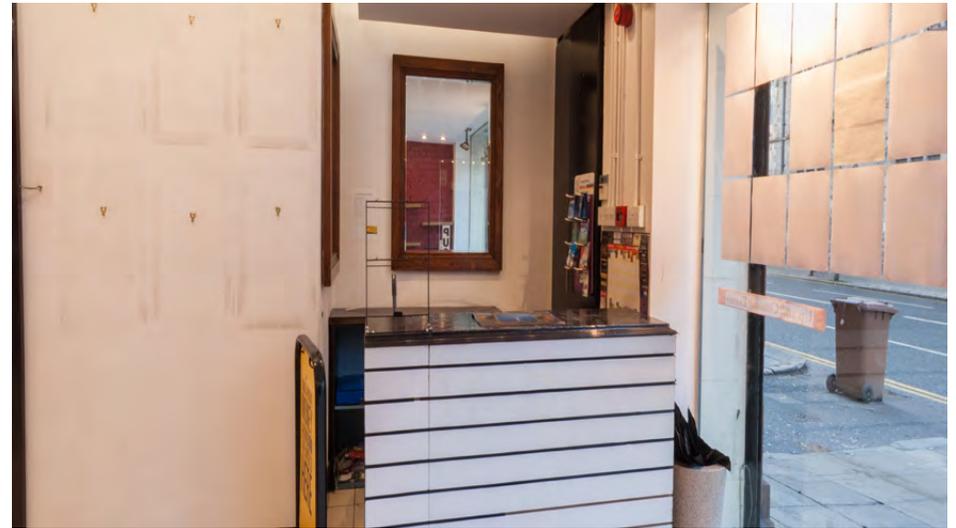
We understand that the property has been elected for VAT and that VAT will be payable on the rent.

### EPC

B49.

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## FURTHER INFORMATION

For more information or to arrange a viewing please contact:

# Riddell McKibbin

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**Martin McKibbin**

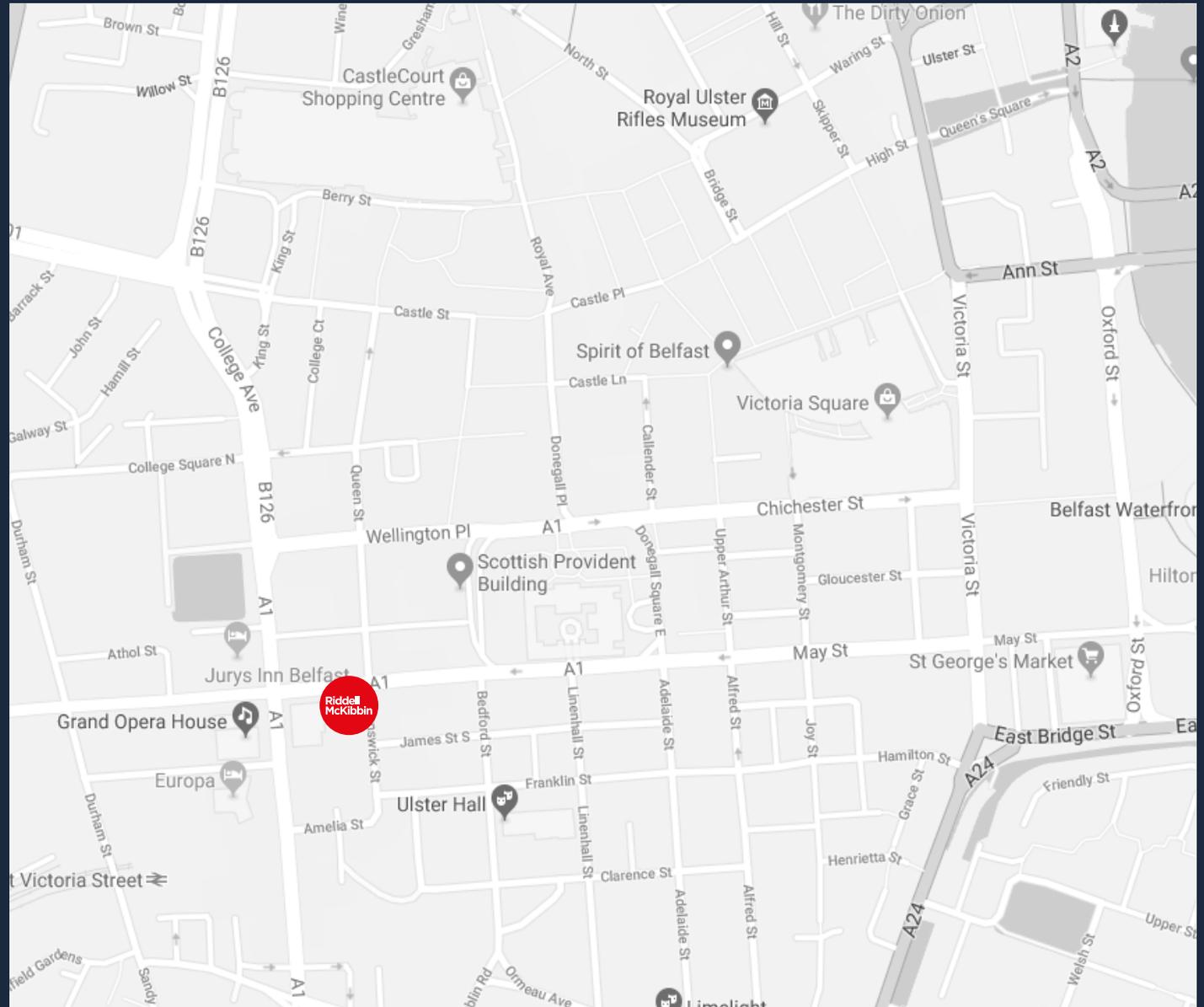
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