



# TO LET

## 3 Bridge Street, Belfast, BT1 1QD

Retail Unit with Hot Food Consent Extending to c. 1,987 sq ft

# LOCATION

Prominently located on Bridge Street in the heart of Belfast City Centres retailing and office core with neighbouring occupiers including The Northern Whig, Blinkers Café, Agra Indian Cuisine, Iceland, The Post Office and only a short distance from the numerous bars, restaurants, and hotels in the vibrant Cathedral Quarter.

In addition, the property is only minutes from the M1, M2 and M3 interchange providing ease of access to the Provinces road networks and close to rail and bus stations / stops.

# DESCRIPTION

The unit is well finished to include a glazed frontage of c. 30 ft / 9.1 m, with electric roller shutters, tiled floors, suspended ceilings with recessed lighting and painted & plastered walls with slat walling.

The unit benefits from recently granted hot food consent but would also be suitable for retail / showroom use.

# ACCOMMODATION

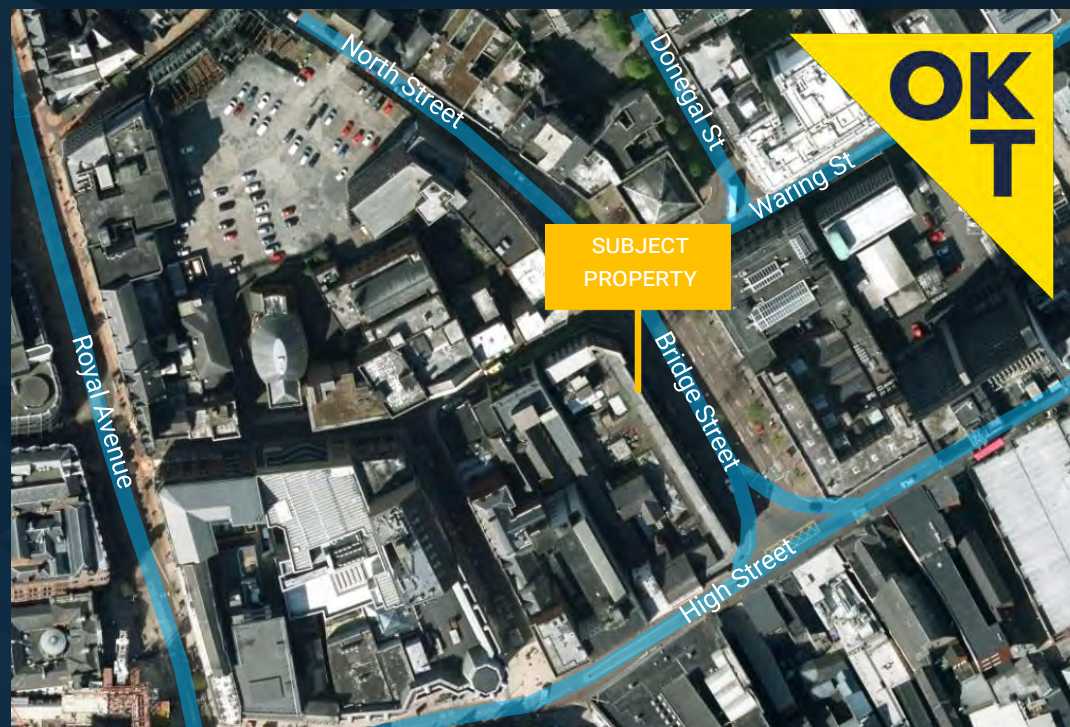
## DESCRIPTION

	AREA (SQ M)	AREA (SQ FT)
Retail Area	c. 156 sq m	1,685 sq ft
Stores	c. 27 sq m	293 sq ft
<b>TOTAL ACCOMMODATION</b>	<b>c. 183 sq m</b>	<b>1,987 sq ft</b>

## Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 9143



# LEASE DETAILS

RENT: £35,000 per annum  
TERM: Negotiable subject to periodic upwards only rent reviews  
REPAIRS: Effective full repairing and insuring by way of service charge liability  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

# PLANNING

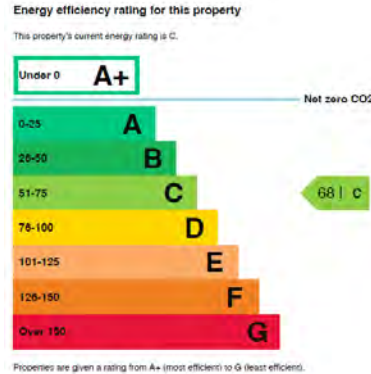
Full planning permission was granted in June 2024 for change of use to a hot food bar (planning reference LA04/2023/3763/F)

# NAV (RATES PAYABLE)

NAV: £26,400

Estimated rates payable in accordance with LPS Website: £15,823.16

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



# FURTHER INFORMATION

For further information / viewing arrangements please contact:

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## O'CONNOR KENNEDY TURTLE

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