

# To Let

## Prime Retail Premises

35-39 Royal Avenue, Belfast, BT1 1FD

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**FRAZER  
KIDD**

**POP UP OPPORTUNITY,  
9 MONTH LICENCE AVAILABLE**

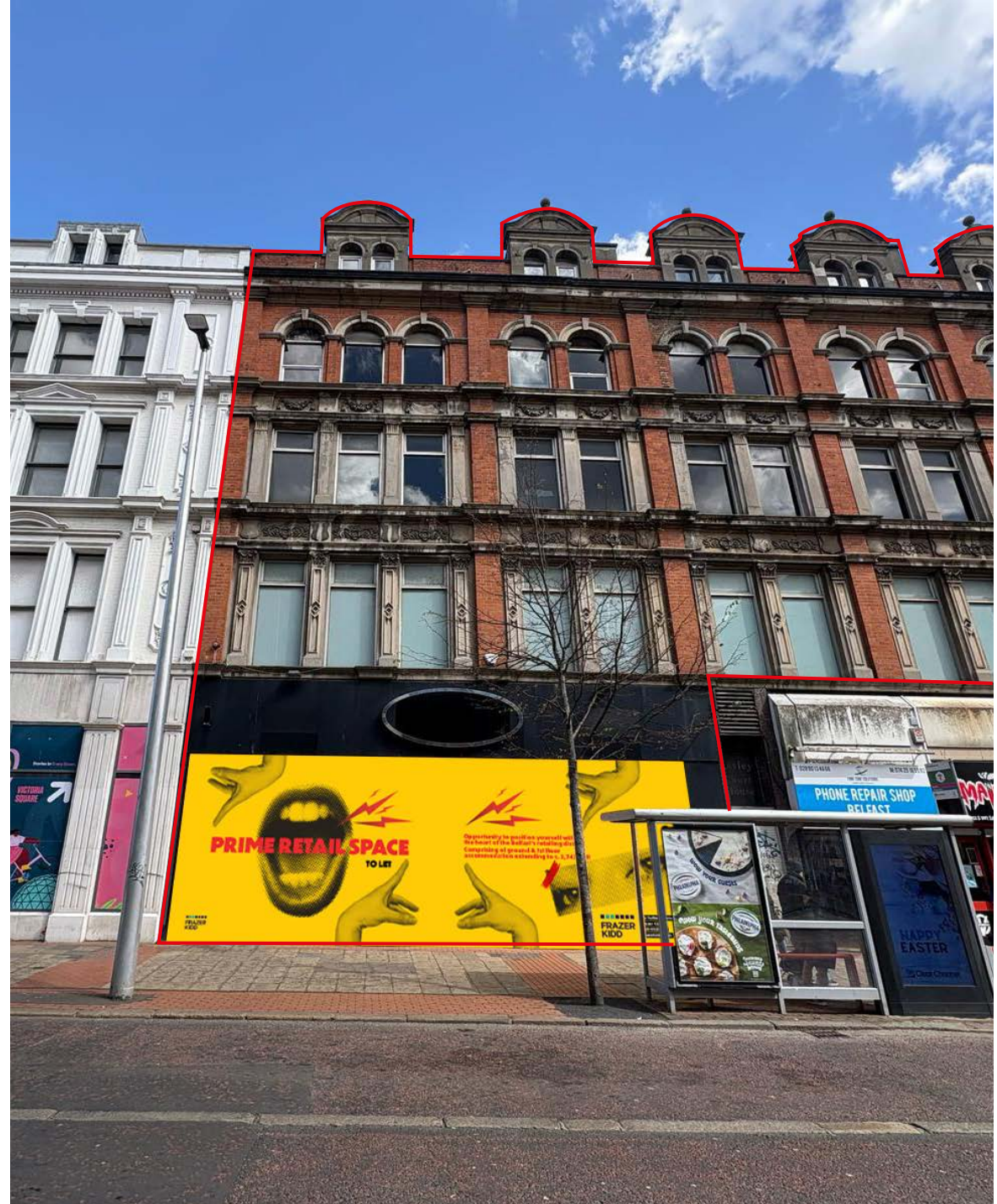




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## SUMMARY

- Prime retailing opportunity situated directly opposite Castle Court Shopping Centre.
- Opportunity to position yourself within the heart of the Belfast's retailing district.
- Estimated shopping catchment of 1 million within a 20-minute drive-time of the city.
- Comprising of ground & 1st floor accommodation extending to c. 3,743 sq ft.
- Impressive and highly visible 3.30m high glazed shop frontages
- Excellently positioned between Belfast City Hall, Ulster University and Belfast Stories proposed development.
- Retailers & occupiers in close proximity to the property include; Primark, Zara, Rolex, The Ivy, O'Neill's, H&M, TK Maxx, Starbucks, Sports Direct, Primark Home & JD Sports.





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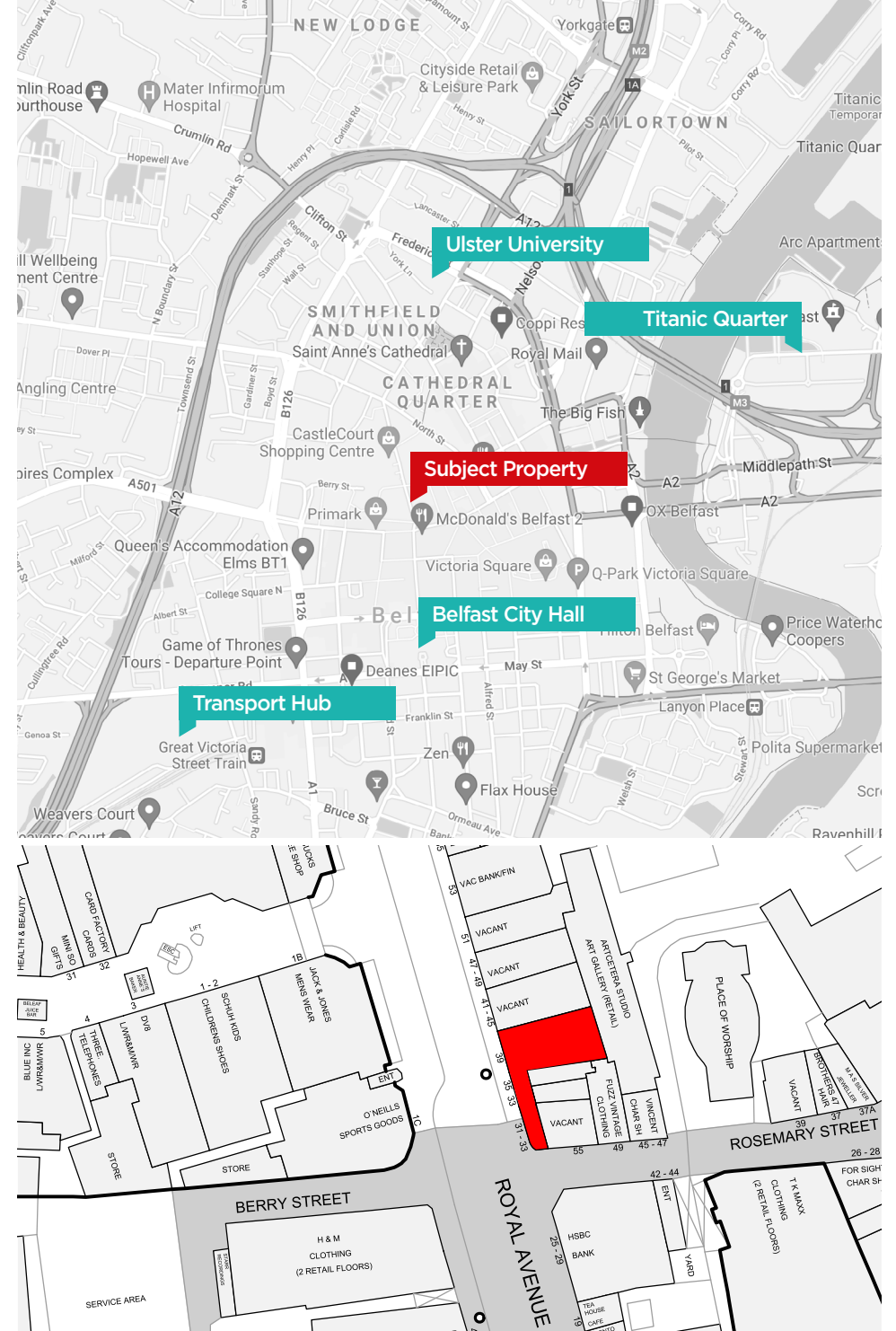
## LOCATION

Belfast is the commercial, administrative, and cultural capital of Northern Ireland and is the second largest City on the island of Ireland outside of Dublin. The city benefits from an estimated shopping catchment of 1 million within a 20-minute drive-time of the city.

Belfast has an excellent infrastructure network and is well connected to the rest of Ireland and to mainland UK. George Best City Airport is located approximately 4 miles (6 Km) from the city centre with Belfast international Airport located approximately 23 miles (37 Km) north-west.

The property occupies a prominent location within Belfast City Centre fronting onto Royal Avenue at its junction with Rosemary Street. The property is positioned diagonally opposite one of Belfast's main shopping centres, Castle Court and Primark's flagship store which provides 88,000 sq ft of retail space.

In addition, the new Ulster University is in close proximity, and accommodates 15,000 students and staff, providing significant passing footfall. Belfast Stories will be a new public space located at the top of Royal Avenue, within a two-minute walk of the property. The landmark development, due to open in 2029, will create a major tourism anchor right in the city centre.



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## DESCRIPTION

Formerly known as Royal Chambers, the subject property comprises a substantial four storey Grade B2 listed building, designed by Young & McKenzie and constructed in 1882.

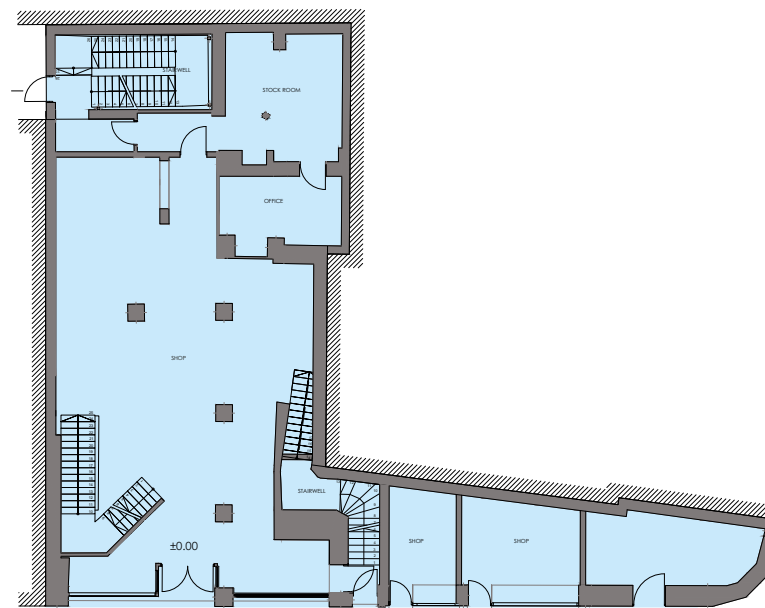
We are instructed to lease the ground and first floors within the building, providing prime retailing accommodation across both levels and benefitting from a highly visible double shop frontage. The premises was previously occupied by national footwear retailer Schuh and the former tenant's fit-out remains in place, with tiled flooring, air conditioning and a mixture of lighting.

The configuration and size of property makes it suitable for a variety of retail and commercial uses, subject to any required statutory planning consents.

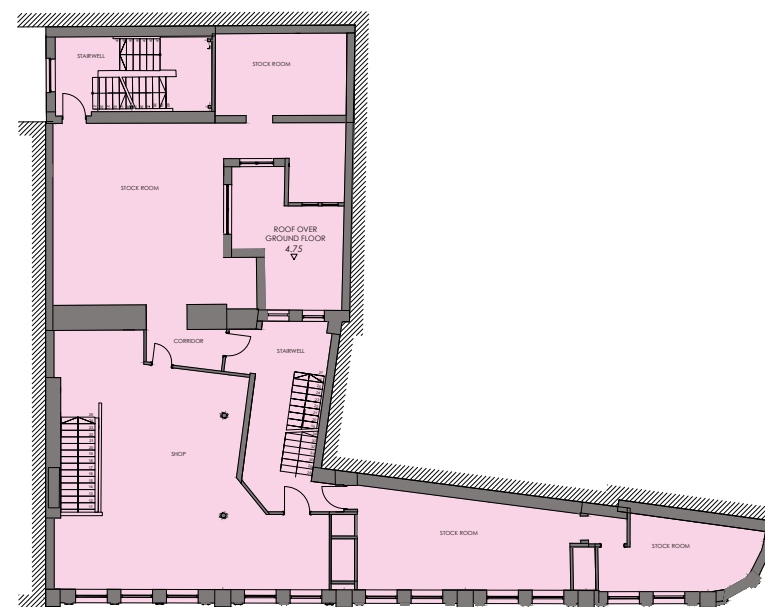
## ACCOMMODATION

We calculate the approximate net internal areas to be as follows:

Floor	Description	Sq M	Sq Ft
Ground	Sales Area	144.01	1,550
	Rear Stockroom	13.61	146
	Rear Office	12.05	130
First	Sales Area	77.28	832
	Stockroom 1	26.79	288
	Stockroom 2	13.42	144
	Stockroom 3	54.71	492
	Stockroom 4	14.96	161
Second	Stockroom 5	68.63	739
	Stockroom 6	30.20	325
	Stockroom 7	16.39	176
	Stockroom 8	78.58	846
Third	Stockroom 9	28.21	304
	Stockroom 10	18.20	196
Fourth	Staffroom	36.13	389
	Office 1	8.65	93
	Office 2	28.46	306
	Office 3	17.40	187
Total approximate net internal floor area		678.68	7,304



Ground Floor



First Floor



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## LICENCE

9-month licence.

## LICENCE FEE

£2,000 per month.

## RATES

NAV: £48,300

Rate in £ Belfast (2024-2025): 0.626592

Rates Payable: approx. £28,949.18 per annum

The above rating information includes the 2nd, 3rd and 4th floors. We estimate the rates payable for the ground and 1st floors only, to be approximately £28,090 per annum.

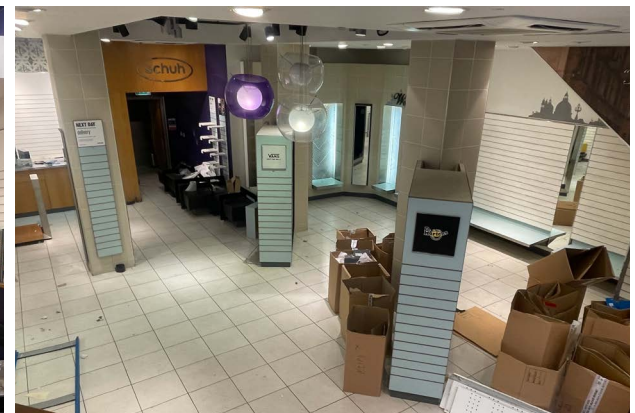
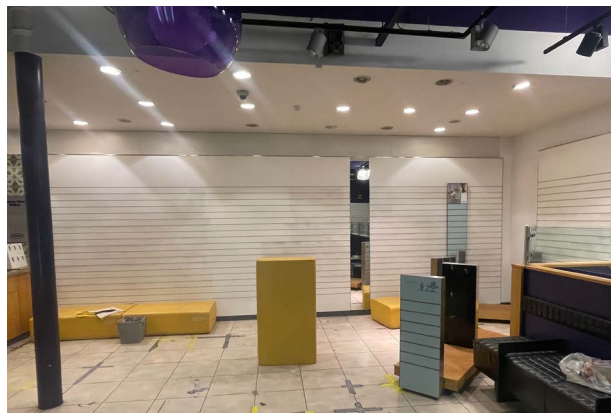
\*We recommend that interested parties verify the above-mentioned figures with Land & Property Services (Tel: 0300200 7801).

## VAT

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

## EPC

Rating – E112





# FRAZER KIDD

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