

# Carlton House, 28 Fountain Street, Belfast, BT1 5ED

## To Let

Commercial accommodation extending to approx. 3,416 sq ft



**Lambert  
Smith  
Hampton**

## Location

The subject property is located on Fountain Street, a prime retail and commercial location in Belfast City Centre. The immediate area comprises high quality retail developments to include Queen's Arcade as well as other retailers such as Boot's chemists and Caffè Neros'. The prime location offers high levels of pedestrian flow.

## Description

The subject is a prominent building with frontage onto the highly popular Fountain Street. The property was last used as a dance studio. As such, it is finished to a modern standard to include wooden flooring, a mixture of plastered and painted and mirrored walls and a mixture of fluorescent strip and spot lighting. The premises benefits from lift access, WCs on each floor along with an intercom system and shower facilities.

## Schedule of Accommodation

	Sq Ft	Sq M
First Floor	967	89.8
Second Floor	2,449	227.5
<b>Total</b>	<b>3,416</b>	<b>317.3</b>

## Lease Details

**Term** - By negotiation.

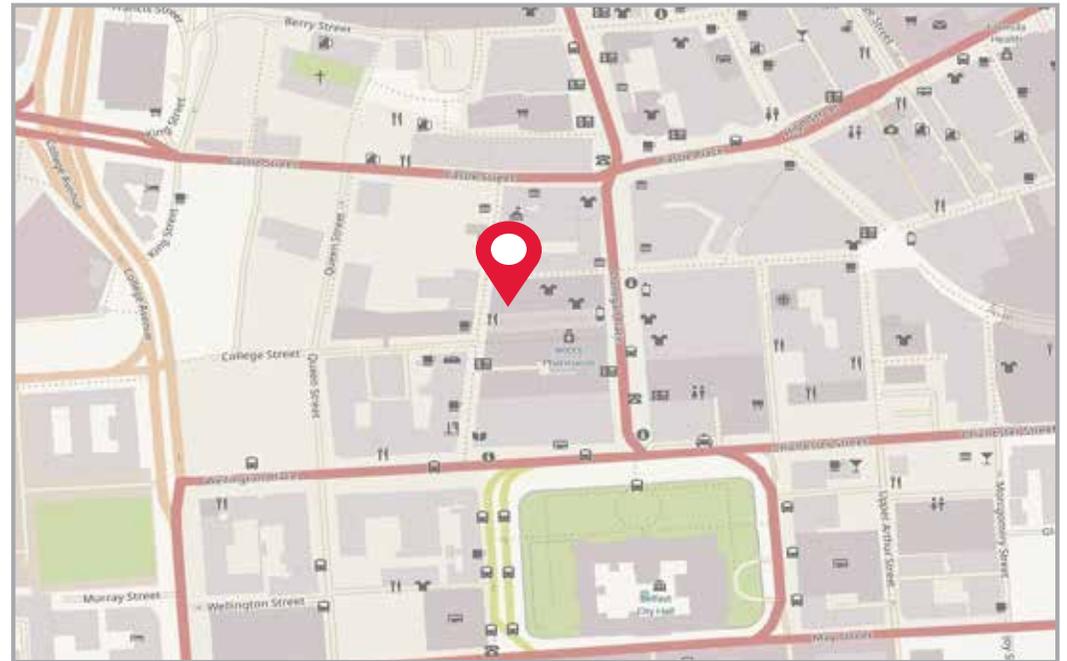
**Rent** - Rent on application.

**Repairs** - The tenant will be responsible for internal repairs and will reimburse the landlord with a fair proportion of the insurance premium.

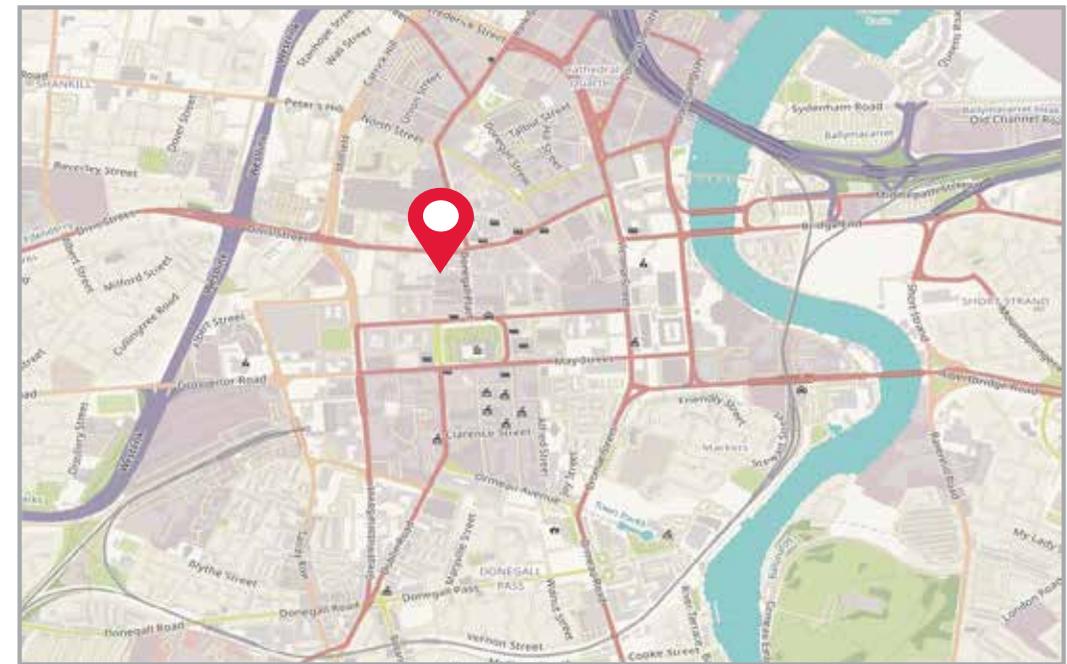
**Service Charge** - A service charge will be levied to cover external repairs, maintenance, communal cleaning and the management of the property.

## Energy Performance Certificate

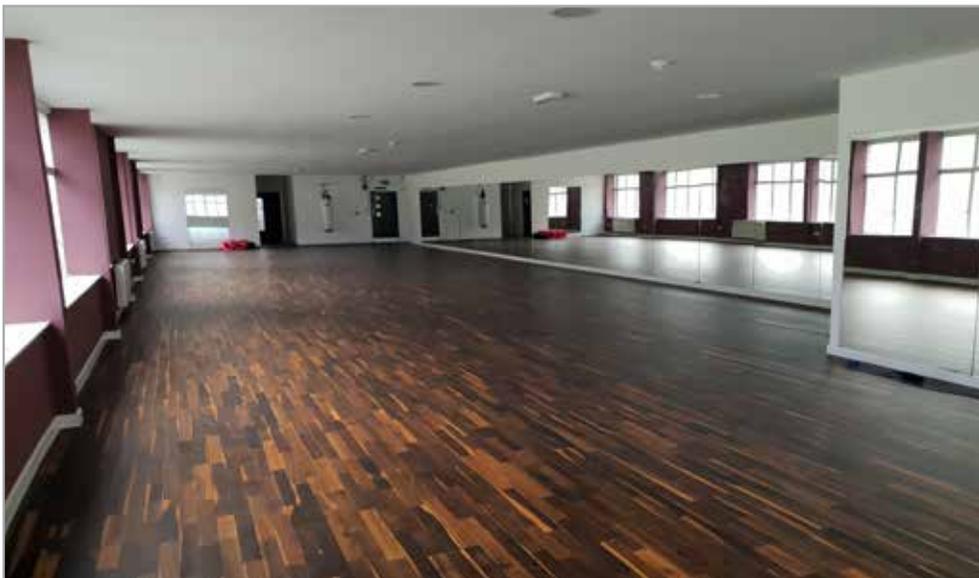
The property benefits from an EPC rating of E106 and the Energy Performance Certificate is available upon request.



For Indicative Purposes Only







## Rates

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

Net Annual Value: £23,750

Non Domestic Rate £ 19/18: £0.6141

Rates Payable: £14,586

## Value Added Tax

HMRC is currently in the process of confirming the VAT status. For further details please contact the agent.

## Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert  
Smith  
Hampton**

Tom Donnan  
**028 9026 9238**  
tdonnan@lsh.ie



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