



McCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

www.mcconnellproperty.com

OFFICE



Boundary for indicative purposes only

TO LET

**Prominent Office Accommodation
c. 1,030 sq.ft (95.7m²)**

**1st Floor
22 High Street
Belfast
BT1 2BD**



- **Prime City Centre location**
- **Accommodation extends to c. 1,030 sq.ft**
- **Ready for immediate occupation**



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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LOCATION

The subject property is located on High Street, in close proximity to the main office and retailing pitch. There are a number of surface and multi-storey car parks in the immediate vicinity.

The subject property also benefits from excellent connectivity to the wider road, rail and bus networks.

DESCRIPTION

The office suite is situated on first floor level with access from High Street.

The accommodation is fitted to include plastered / painted walls, suspended ceilings with fluorescent strip lighting and carpet floor covering.

Will appeal to Tenant's seeking flexible, good value office accommodation.

ACCOMMODATION

We estimate the property to have the following areas :

First Floor	1,030 sq.ft	95.7m ²
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LEASE TERMS

Rent: £ 7,500 per annum excl.

Term: Subject to negotiation

The space will be offered on effectively Full Repairing and Insuring terms via recovery of a service charge.

SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs, maintenance and upkeep of common areas etc. The current service charge estimate is £400 p.a excl.

MANAGEMENT

Tenant responsible for landlord's agent's management fees based on 6% of annual rent, plus VAT.

INSURANCE

An incoming tenant will be responsible for reimbursing the landlords buildings insurance premium. Insurance premium payable 2020/21 is £719.03.

VAT

The property is not presently opted to tax.



RATES

NAV £7,300 (Source: LPS online database)

Rate in £ 2020/21: 0.538166

Rates payable 2020/21 therefore estimated to be £3,929

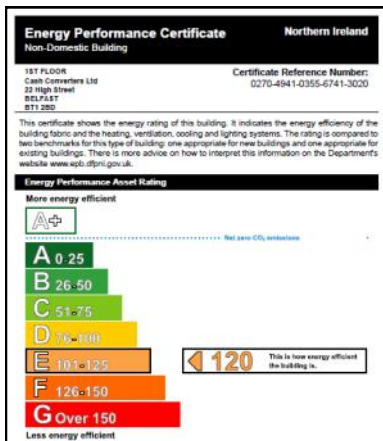
We understand this property may benefit from Small Business Rates Relief at 20% which would reduce rates payable 2020/21 to £3,143.

Interested parties are advised to make their own enquiries in relation to rates.

EPC

The property has an energy efficiency rating of E120.

Certificates can be made available on request.



LOCATION MAP



VIEWING

Strictly by appointment with McConnell Chartered Surveyors.

Contact: Philip Culbert or Rory Clark

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