

TO LET



Retail/Office Building
50/52 King Street,
Belfast

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LOCATION

Prominent retail/office building located only a 5 minute walk from the City Hall. Also within close proximity to public car parking and major public transport routes.

DESCRIPTION

This modern retail/ office building is arranged over 4 floors with the benefit of lift access over all floors. A new kitchen has recently been installed. The accommodation offers flexible space for a wide variety of uses (subject to planning approval).

- Suspended ceilings
- LED recessed lights
- Central heating
- New kitchen
- w.c's
- Lift access
- Carpet finish
- Separate access to upper floors



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ACCOMMODATION

Net internal area:

	Sq M	Sq Ft
Ground floor retail	69.67	750
First floor office	64.34	692
Second Floor office	61.33	660
Third Floor	71.96	774
Total	267.30	2876

LEASE DETAILS

Term:	By negotiation
Rent:	£30,000 pa
Repairs	Tenant responsible for all repairs
Buildings Insurance	Tenant to pay

NAV

Entire building £25,900. Rate in £ 0.65

VAT

All rents, outgoings and charges may be subject to VAT.

EPC

Available on request.



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For further information please contact:

Ciaran Hughes

ciaran@hughescommercial.co.uk

07712 894249

028 9091 8257

hughescommercial.co.uk

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