

tdk | Property

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Unique City Centre
Short-Term Residential
Opportunity

18-22 Castle Place,
Belfast BT1 1GB

TO LET

PROPERTY SUMMARY

- **4 Short term apartment / Air B&B opportunity.**
- **Highly prominent landmark building in the city centre**
- **Completed to a high spec with luxurious finishes**

LOCATION

Belfast is the second largest city on the island of Ireland with a population of 345,000 people in the city and 650,000 in the greater Belfast. The property is in a prime location in the heart of the city, with easy access to all of the city's major shopping and entertainment destinations, such as Victoria Square Shopping Centre, the Grand Opera House, the successful ICC conference centre Waterfront Hall, and SSE Arena.

Many restaurants, as well as a variety of bars and cafes, are all within walking distance of the property.

Nearby Occupiers include – Costa, McDonalds, Apple, Dunnes Stores, JD, Primark & Primark Home.

DESCRIPTION

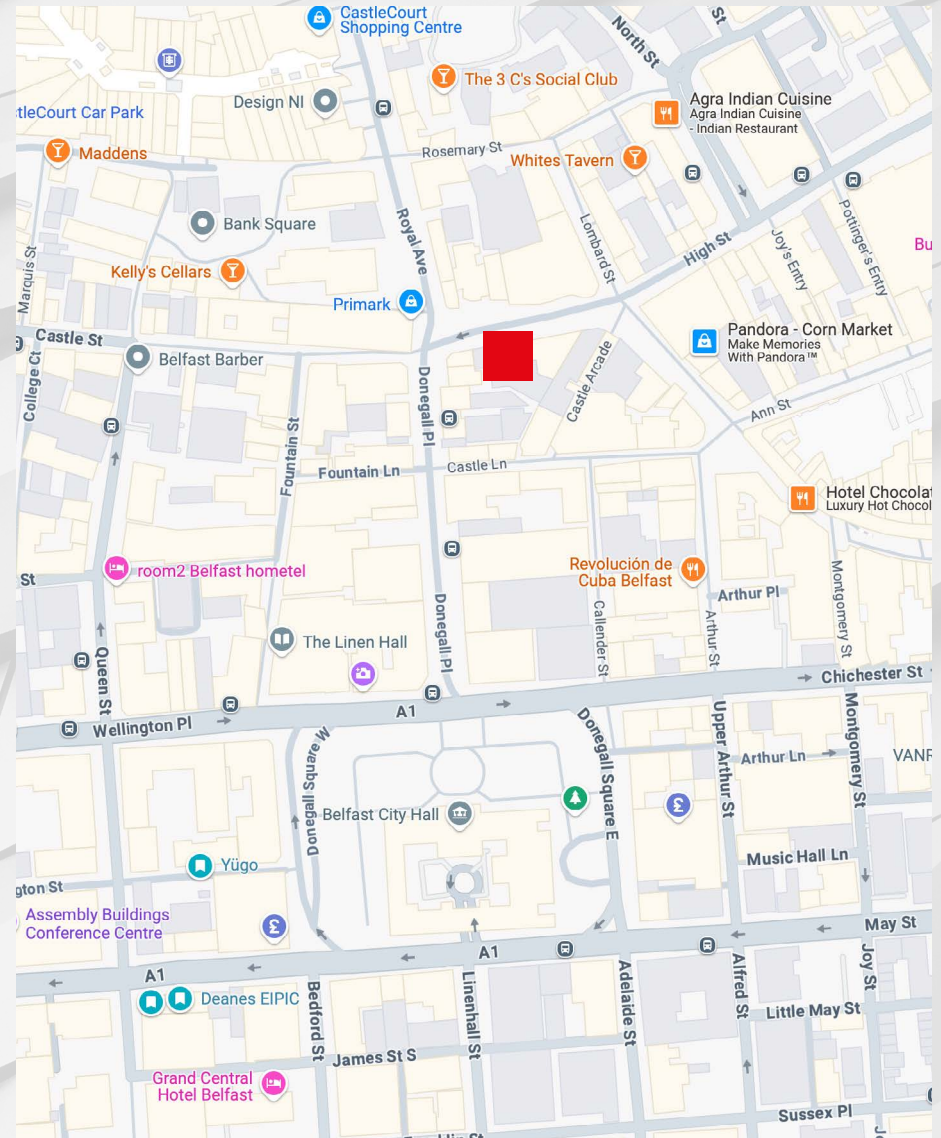
The four subject apartments are located in a self-contained block, they have been recently renovated and have been fitted out to high standard.

Efforts have been made to maintain original features throughout which can be seen via the red brick walls, unique windows and the beams.

The apartments have been fitted with end high quality kitchens to include an oven, washing machine and tumble dryer.

The entrance lobby offers a staircase and lift for access to the apartments along with a newly installed fire alarm system.

Each unit comes supplied with its own electricity meter and gas boiler.



ACCOMMODATION

Apartment	Bedrooms	Size Sq. Ft	Size Sq. M
1	1	651.50	60.53
2	2	1001.40	93.03
3	1	628.40	58.38
4	2	911.80	84.71

LEASE DETAILS

- Term: 10 Years subject to a rent review at the end of year 5 that is RPI linked.
- Rent: £45,000 per annum (6 month deposit is to be paid and held for the first 5 years of the lease).
- Service Charge: Levied to cover external repairs, maintenance, and management of the common parts, TBC.
- Insurance: Tenant to pay a proportion of the building's insurance premium, TBC.
- Rates: Tenant responsibility.

PROPOSALS

Expressions of interest are required from existing short term residential operators, information is to be provided of their track record and experience.

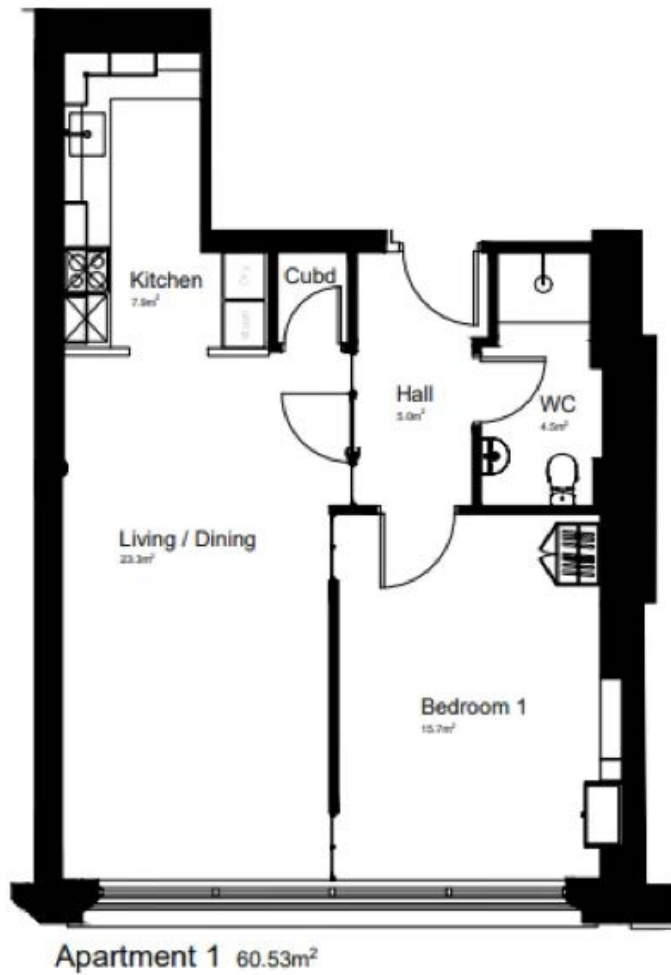
RATEABLE VALUE

We are advised by Land & Property Services that this property has not been rated previously for its current use.

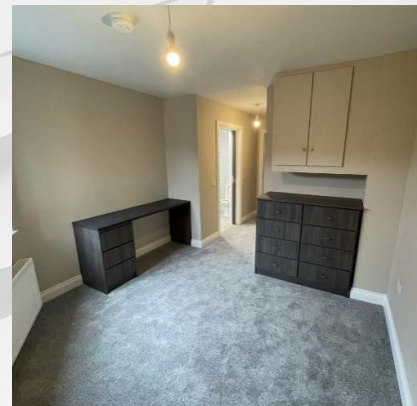
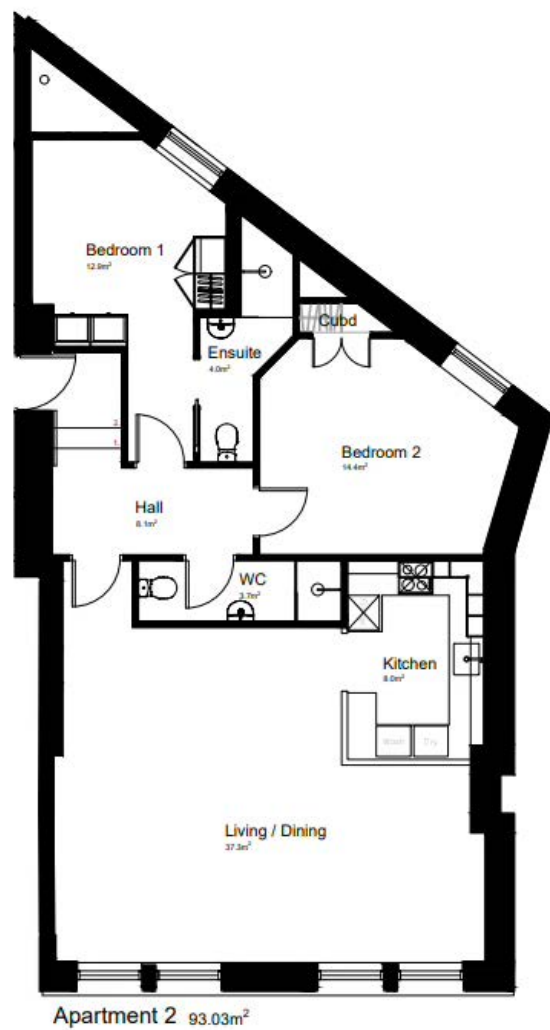


COMMUNAL AREAS

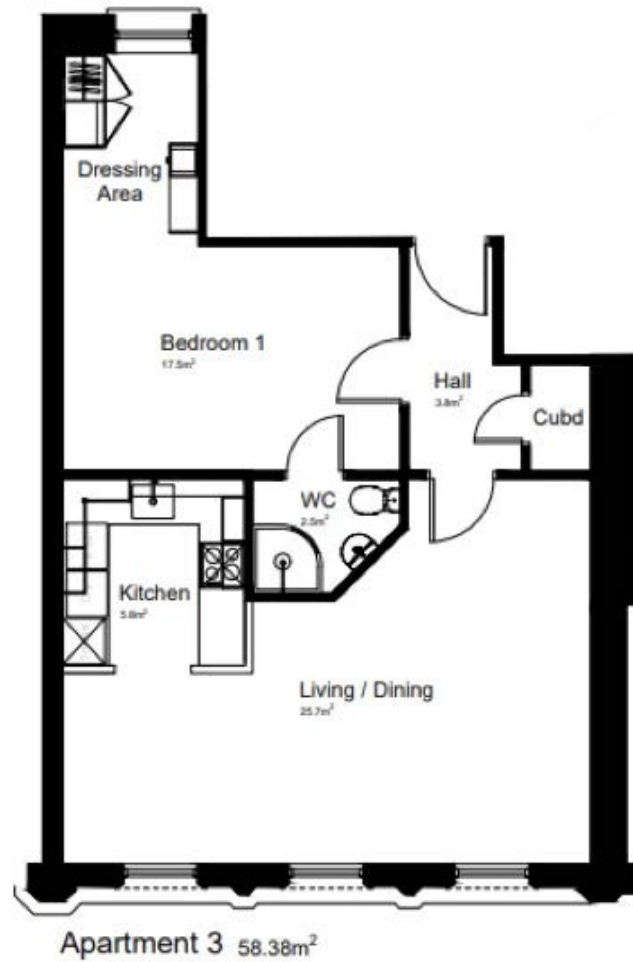
APARTMENT 1



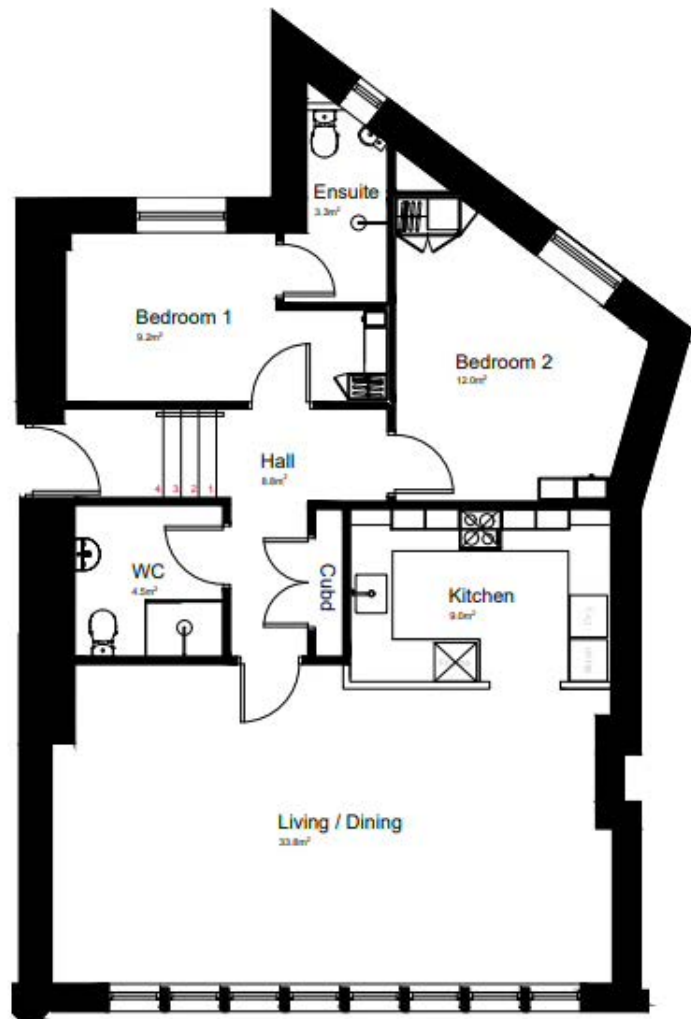
APARTMENT 2



APARTMENT 3



APARTMENT 4



Apartment 4 84.71m²



EPC

TBC

VAT

All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.

VIEWING AND FURTHER INFORMATION

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