

TO LET

**1st Floor, 92 High Street
Belfast, BT1 2BG**

City Centre Office Accommodation

Property Highlights

- 1st Floor Suite of approximately 144 sqm (1,550 sqft).
- Prominent city centre location.
- Available for immediate occupation.

For more information, please contact:

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Location

Situated in the Cathedral Quarter, the building is located on High Street between its junctions with Skipper Street and Victoria Street, next to the Merchant Hotel.

Victoria Square shopping centre and all local amenities are close at hand whilst there is also an abundance of car parking nearby.

Description

This five storey building provides available office accommodation on the 1st Floor serviced by a passenger lift.

It is well fitted internally to include plastered and painted walls, suspended ceilings with recessed lighting, carpet flooring and dedicated WC facilities.

Accommodation

The premises provides the following approximate net internal area:

| Description | Sq Ft | Sq M |
|-------------|-------|------|
| First Floor | 1,550 | 144 |

Lease Details

| | |
|-----------------------|---|
| Term | By Negotiation. |
| Rent | £20,000 p.a.x. |
| Repairs | Full Repairing terms by way of service charge. |
| Service Charge | Levied to cover external repairs, maintenance and management of the common parts. |
| Insurance | Tenant to pay a fair proportion of the buildings insurance premium. |

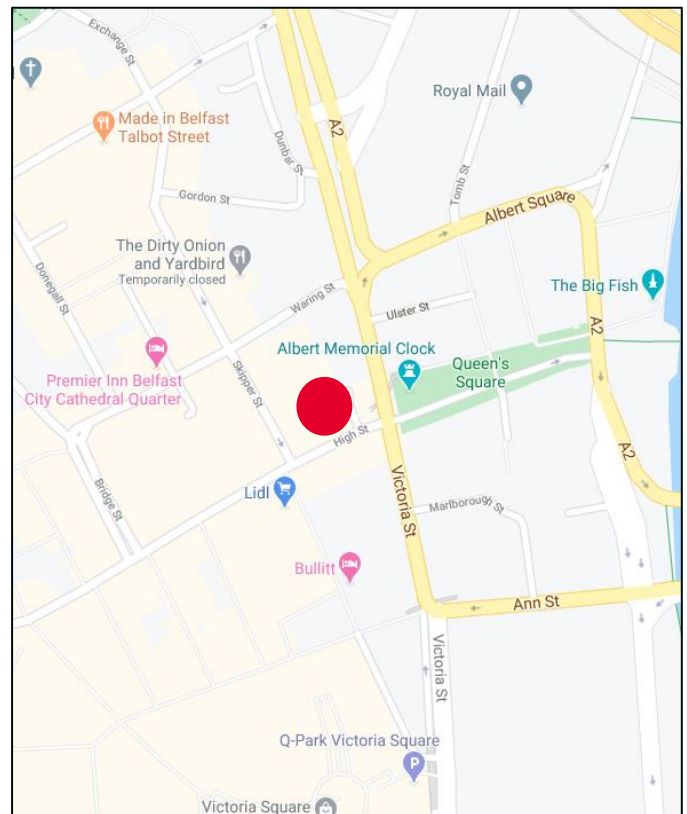
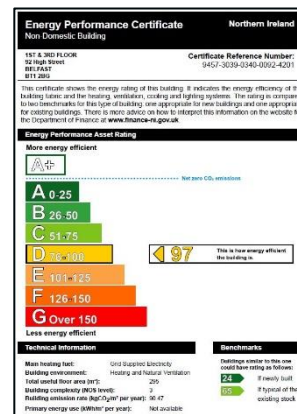
Rates

We are advised by Land & Property Services that the NAV is £9,450, resulting in rates payable for 2020/21 of approx. £5,086 based on the Rate in £ of 0.538166.

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

EPC



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