

FOR SALE/TO LET
UNIQUE FIRST FLOOR OFFICES
18/22 HILL STREET
BELFAST

Quigg
Golden



HUGHES
COMMERCIAL

PROPERTY CONSULTANTS

LOCATION

THE SUBJECT OFFICE SUITE FORMS PART OF A MIXED USE DEVELOPMENT CONSTRUCTED IN 2006 INCORPORATING A TWO STOREY LISTED BUILDING FRONTING HILL STREET AND A NEW CONNECTING FIVE STOREY BUILDING AT THE REAR. THE SUITE IS SITUATED IN THE LISTED BUILDING.

CATHEDRAL QUARTER HAS WITNESSED UNPRECEDENTED INVESTMENT IN RECENT YEARS AND AS SUCH HAS CONSOLIDATED IT'S REPUTATION AS A LEADING DESTINATION FOR CULTURE, ENTERPRISE AND LEARNING IN THE CITY.

DESCRIPTION

THE LISTED BUILDING WAS ORIGINALLY CONSTRUCTED IN 1860 AS A BONDED WAREHOUSE . INTERNALLY THE FIRST FLOOR IS FITTED TO INCLUDE

- ▶ PLASTERED AND PAINTED WALLS
- ▶ PERIMETER UPLIGHTERS
- ▶ LPHW GAS CENTRAL HEATING
- ▶ PART CARPET AND EXPOSED TIMBER STRIP FLOORING.
- ▶ KITCHEN AREA
- ▶ SASH WINDOWS
- ▶ W.C'S AND SHOWER
- ▶ KING POST ROOF TRUSSES WITH VAULTED CEILING.



ACCOMMODATION

NET INTERNAL AREA 111.52 sq.m (1200 sq.ft)

LEASE/ SALE DETAILS

TERM. BY NEGOTIATION.

RENT £15 PSF.

REPAIRS TENANT RESPONSIBLE FOR INTERNAL REPAIRS.

SERVICE CHARGE THE TENANT SHALL PAY A PROPORTIONATE AMOUNT OF THE COSTS
RELATING TO THE REPAIR AND MAINTENACE OF THE EXTERIOR, UPKEEP OF COMMON AREAS ETC.

PRICE £210,000

TITLE WE ARE ADVISED THAT THE OFFICE IS HELD UNDER A LONG LEASEHOLD

INTEREST WITH A NOMINAL GROUND RENT.

NAV £9900. (ESTIMATED) RATE IN £ FOR 2020/21 IS 0.533

A DISCOUNT OF 20% MAY BE AVAILABLE UNDER THE SMALL BUSINESS RATES RELIEF SCHEME.
(PROSPECTIVE OCCUPIERS SHOULD MAKE THEIR OWN ENQUIRIES REGARDING THIS.)

EPC EPC CERTIFICATE IS AVAILABLE UPON REQUEST.

VAT ALL PRICES SUBJECT TO VAT.



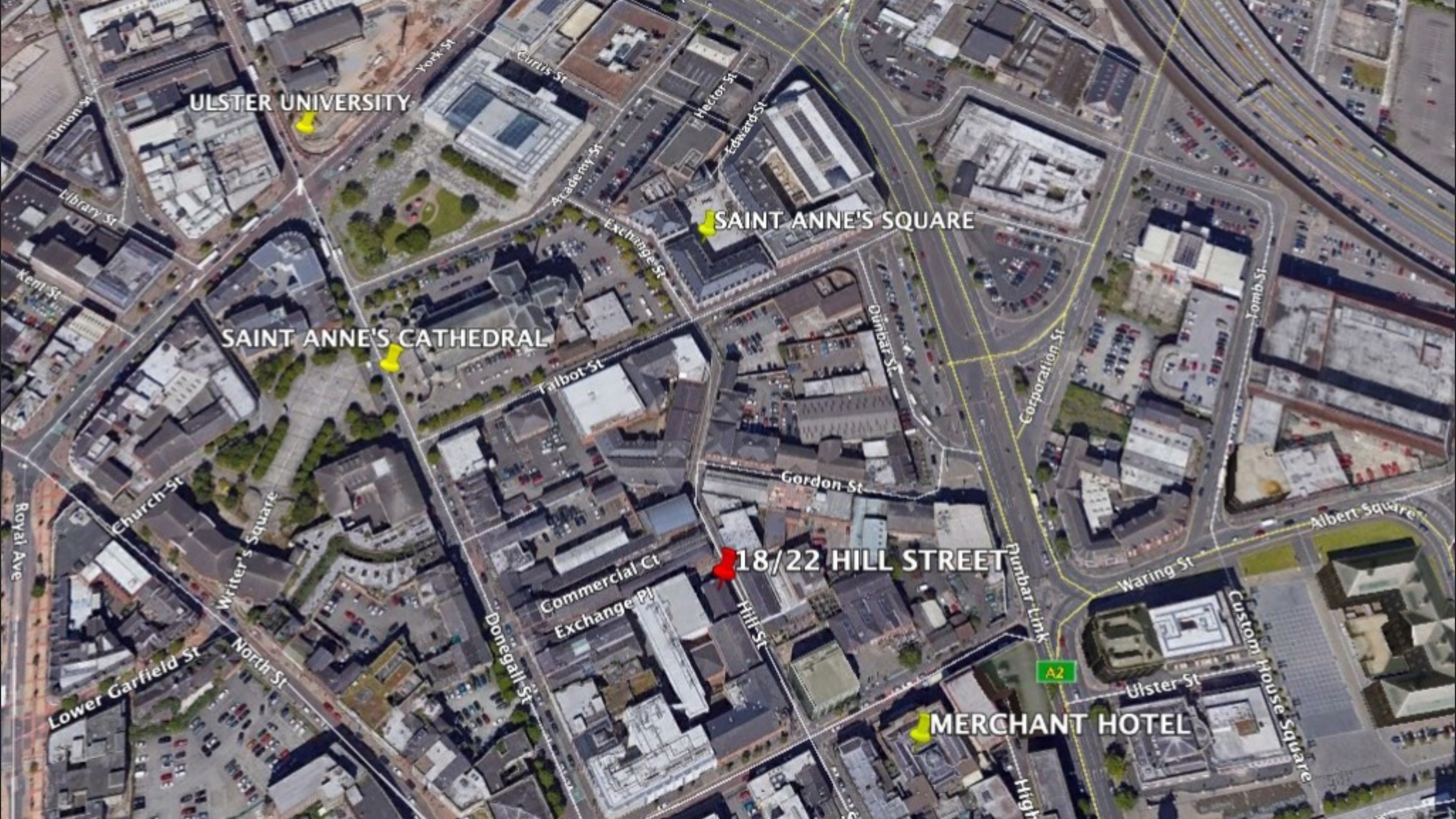
ULSTER UNIVERSITY

SAINT ANNE'S SQUARE

SAINT ANNE'S CATHEDRAL

18/22 HILL STREET

MERCHANT HOTEL



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