

**TO LET**  
**SUPERB 3RD FLOOR OFFICE**  
**THE POTTHOUSE**  
**1 HILL STREET, BELFAST**  
**C. 1150 SQ.FT**

**HUGHES**  
COMMERCIAL

PROPERTY CONSULTANTS

## LOCATION

THE POTTHOUSE IS PROMINENTLY LOCATED IN THE HEART OF CATHEDRAL QUARTER, NOW WIDELY REGARDED AS THE CULTURAL CENTRE OF BELFAST WITH IT'S MANY RESTAURANTS, BARS AND HOTELS.

IN ADDITION, THE NEW ULSTER UNIVERSITY CAMPUS WILL BE COMPLETED IN 2021 BOOSTING STUDENT NUMBERS TO 12,500.

CATHEDRAL QUARTER IS ONLY A 5 MINUTE WALK FROM THE PRIME RETAILING AREAS OF THE CITY CENTRE AND EXCELLENT ROAD LINKAGES PROVIDE EASY ACCESS FOR CLIENTS AND STAFF.

## DESCRIPTION

THIS THIRD FLOOR OFFICE SUITE HAS BEEN REFURBISHED RECENTLY AND PROVIDES EXCELLENT ACCOMMODATION , SUITABLE FOR A WIDE VARIETY OF OCCUPIERS. FINISHES INCLUDE

- ▶ SUSPENDED CEILINGS
- ▶ RECESSED LED LIGHTING
- ▶ CARPETS
- ▶ PLASTERED AND PAINTED WALLS
- ▶ KITCHEN
- ▶ LPHW GAS CENTRAL HEATING
- ▶ BOARD ROOM.



**ACCOMMODATION**

**NET INTERNAL AREA** 107 sq.m ( 1150sq.ft)

**LEASE/ SALE DETAILS**

**TERM.** BY NEGOTIATION.

**RENT** £17 PSF.

**REPAIRS** TENANT RESPONSIBLE FOR INTERNAL REPAIRS.

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

**NAV** £10,400. 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, RENTS AND OUTGOINGS ARE SUBJECT TO VAT.



ULSTER UNIVERSITY

SAINT ANNE'S SQUARE

SAINT ANNE'S CATHEDRAL

THE POTTHOUSE

Waring St

Dunbar Link

Donegall Quay

M3

A2

Albert Square

Ulster St

Queen's Square

Commercial Ct  
Exchange Pl

Custom House Square

Hill St

Skipper St

Victoria St

William St

Church St

Writer's Square

Lower Garfield St  
North St

Library St

Donegall St

St

St

Br

h St

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