



Instinctive
Excellence
in Property.

To Let

(By Way Of Assignment)

Former Medical Practice / Commercial Opportunity
c. 2,879 sq ft (267 sq m)

46 Bradbury Place
Belfast
BT7 1RU

COMMERCIAL



To Let

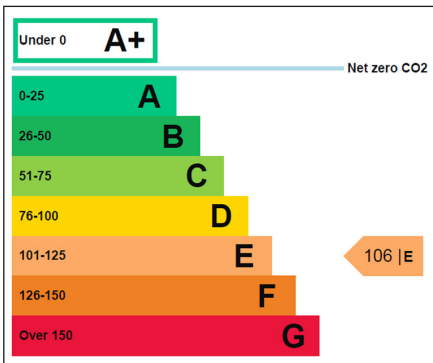
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EPC



Location

Bradbury Place is a busy commercial and residential area linking Belfast City Centre to the Malone Road and Lisburn Road. The property is no more than 5 minutes' walk to Belfast City Hall, Europa Bus & Train Station and Queens University and benefits from frequent public transport.

The local vicinity includes a range commercial of occupiers to include Lavery's, Benedicts Hotel, Centra Bradbury Place and The Crescent Arts Centre.

Description

The property comprises a substantial medical former practice arranged across 3 floors with consultation/treatment rooms, reception, x-ray room, staff rooms, meeting room, offices and large rear storage benefitting from a roller shutter.

The property is fitted to include, linoleum flooring, suspended ceilings and painted/plastered walls.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	1,409	137
First Floor	1,100	102
Second Floor	370	34
Total	2,879	267

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £24,100
Rate in the £ for 2022/2023: £0.551045

Lease Details

Rent: £35,042 per annum exc.
Term: 15 years from 1st November 2016
Repairs: Full repairing and insuring terms
Insurance: Tenant to reimburse landlord

A copy of the lease is available on request.

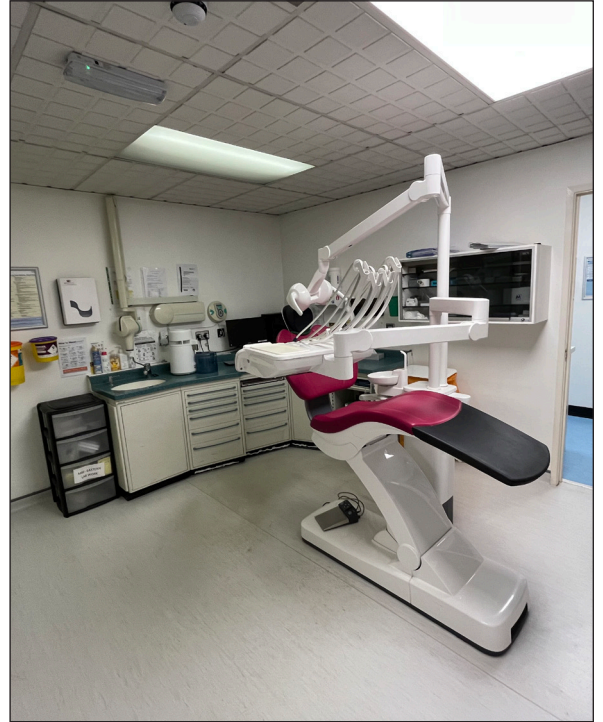


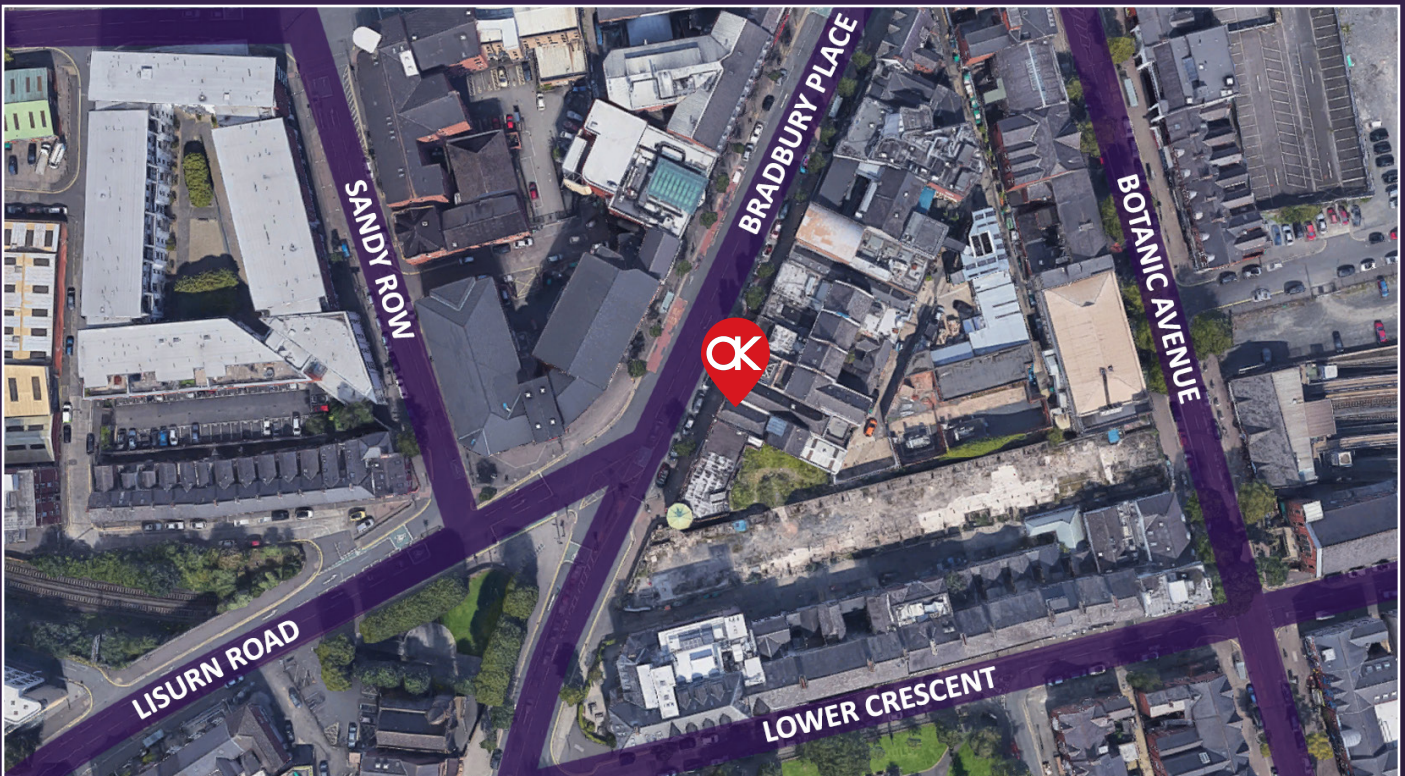
VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

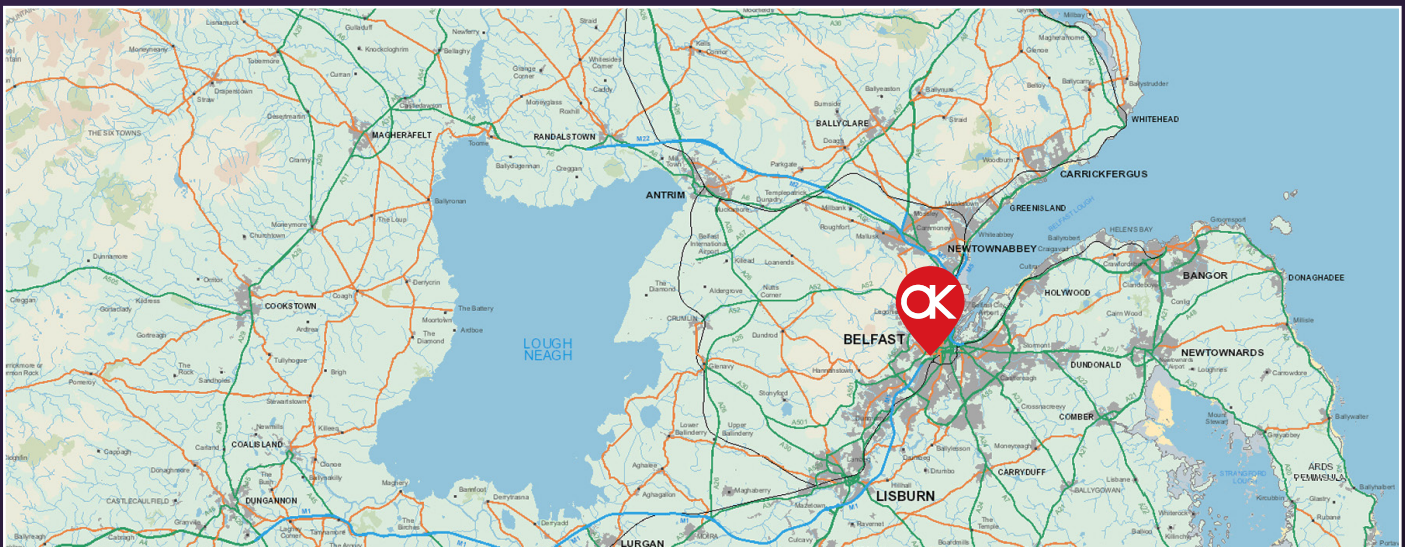
Planning

As a former medical centre, the property benefits from Planning Class D1: Community and Cultural Uses under The Planning (use classes) Order (Northern Ireland). The property is suitable for alternative uses subject to the necessary planning consents.





FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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