



Instinctive  
Excellence  
in Property.

# To Let

(By Way Of Assignment)

Former Medical Practice / Commercial Opportunity  
c. 2,073 sq ft (192.5 sq m)

94 Castlereagh Street  
Belfast  
BT5 4NJ

COMMERCIAL



# To Let

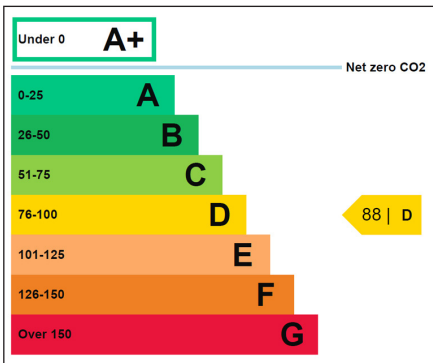
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## EPC



## Location

The subject is located on Castlereagh Street, which is situated just 1.3 miles from Belfast city centre in a dense residential area of East Belfast. Lanyon Place train station is 0.8 miles away from the property, as well as benefitting from frequent bus links.

Neighbouring commercial occupiers include TD Hair and Beauty, Boyle Sports and Print Zoo.

## Description

The property comprises a former dentist suite, reception, store rooms, kitchen, office and W/C's across all floors. The subject also comprises of 4 additional rooms, which may be brought to use by a prospective tenant.

The subject property provides carpeted/linoleum floors, plastered and painted walls and box ceiling lighting throughout.

## 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	972	90
First Floor	542	50
Second Floor	559	52
<b>Total</b>	<b>2,073</b>	<b>192.5</b>

## Rates

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

**Net Annual Value:** £11,400  
**Rate in the £ for 2022/2023:** £0.551045

## Lease Details

**Rent:** £16,615 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.

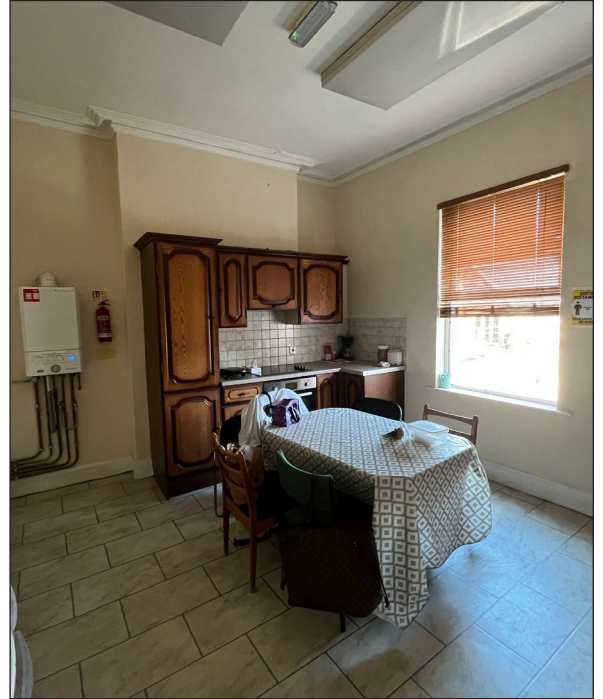


## VAT

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

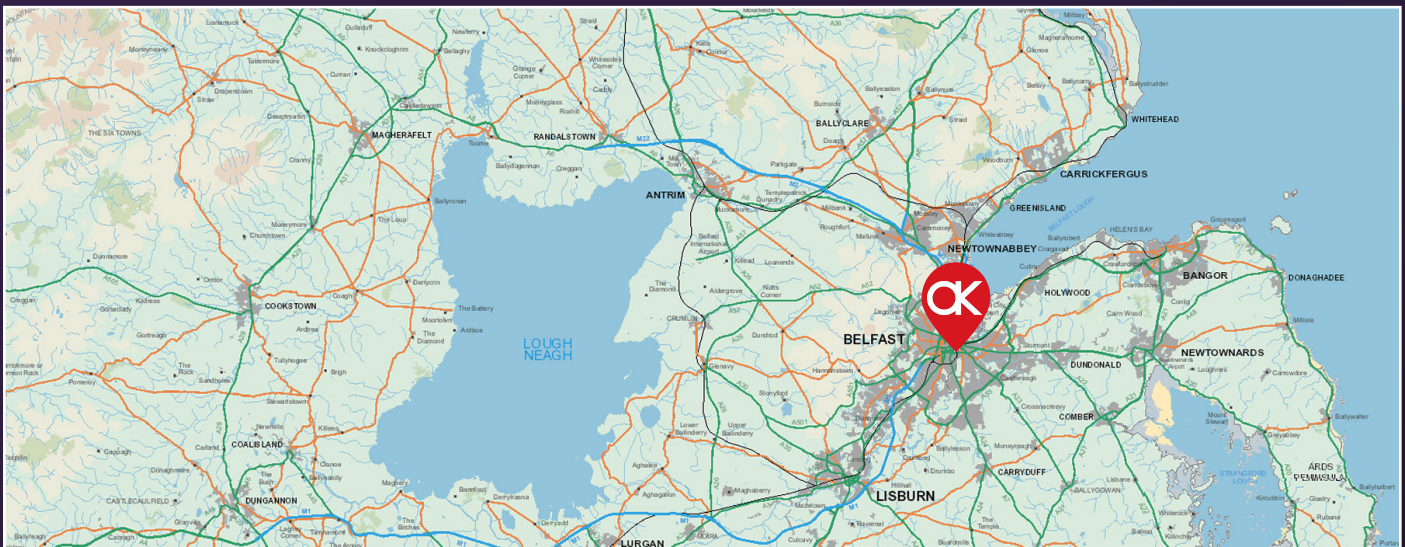
## Planning

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

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

## MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.