



Instinctive
Excellence
in Property.

To Let

Prominent Office Accommodation
c. 1,411 sq ft (131.1 sq m)

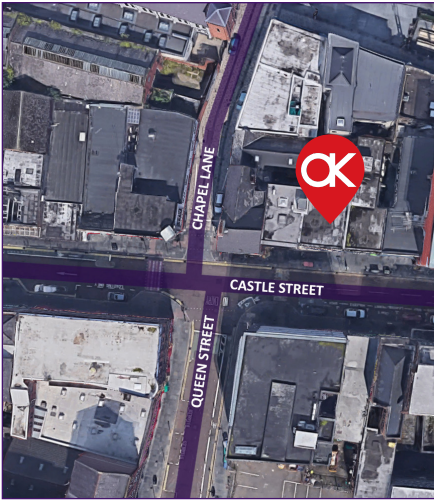
55 Castle Street
Belfast
BT1 1GH

OFFICE

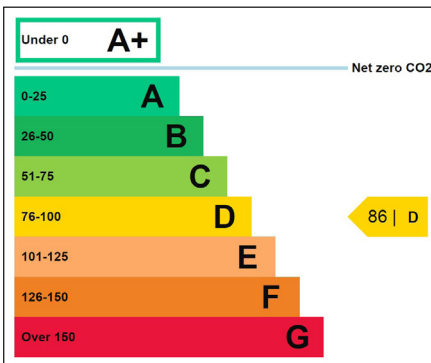


OFFICE

Location Map



EPC



Location

This office accommodation is situated on Castle Street, Belfast. This location provides strong transport links including the M2/M3, Westlink and city centre routes. Public transport links situated at the city hall are just a short walk away.

The ground floor of the premises is occupied by Gordon's Chemist, with other neighbouring occupiers MACE convenience, Maggie Mays and iPhix Belfast.

Description

This Office provides accommodation across the first and second floors, with the entrance accessed off castle street. The unit is currently split into several different sized offices.

These offices are fitted to include:

- Carpeted and Linoleum flooring
- Plastered and Painted walls
- Suspended ceiling with fluorescent strip lighting
- Kitchen/Canteen
- Male and Female W/C's

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
Offices	1,161	107.9
Kitchen	250	23.2
Total	1,411	131.1

Lease Details

Rent on application.

Rates

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

Net Annual Value:	£9,850
Rate in the £ for 2022/2023:	£0.551045
Estimated Rates Payable:	£5,428

VAT

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

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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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