



To Let

Georgian Building in Prestigious City Centre Location

(Suitable for a Variety of Uses subject to planning consents being granted)

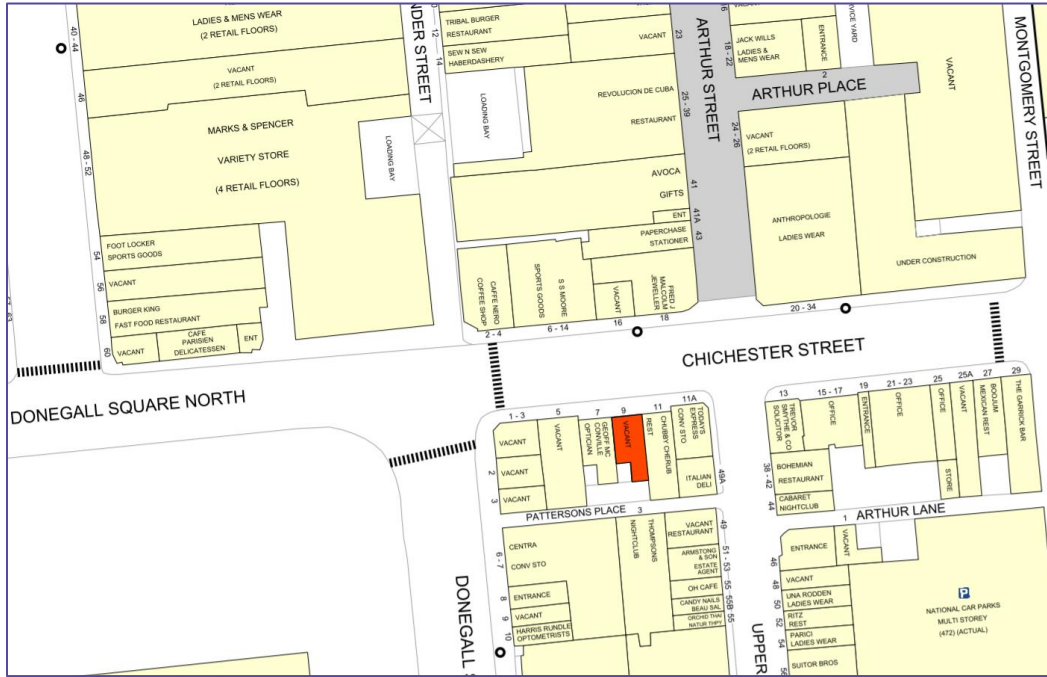
9 Chichester Street, Belfast, BT1 4JA

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Location

Located in the heart of Belfast City Centre commercial district the subject property is located only minutes from the city centre retail core area with its plethora of shops, bars and eateries along with easy access to the financial and legal areas with the likes of the Lagan side Law Courts, all within easy walking distance.

Public transport links are close by at the Europa Bus Station and Central Station whilst there are numerous public car parks within close proximity including 800 spaces at Victoria Square and 472 spaces at the adjacent NCP Montgomery Street Multi-Storey car park.



Description

A highly attractive Grade B listed Georgian building offering accommodation over three floors fronting Chichester Street.

The grandeur accommodation is fitted out to a reasonable standard with many period features still present including original fireplaces and sash windows providing a niche work space environment for an incoming tenant to make their own.

The accommodation is available as a whole or on a floor by floor basis with the ground floor being suitable for a variety of uses including office, speciality retail, beauty, fashion etc. subject to any necessary consents. The second and third floors would be suitable for office or storage uses.

Accommodation

The subject property provides the following approximate net internal areas:

Description	Sq. M	Sq. Ft
Ground Floor	52.21	562
Second Floor	55.28	595
Third Floor	56.02	603
Total	163.52	1,760

Lease Terms

Term: 10 years subject to a 5 year rent review.
 Rent: Upon application
 Repairs: Effective full repairing and insuring terms with provision for a service charge to contribute towards any communal costs.
 Insurance: Tennant to reimburse the Landlord in respect of a fair proportion of the insurance premium.
 Deposit: A rental deposit/guarantor will be required. Details to be agreed.

NAV

The rate in the Pound 2024/25 for Belfast is £0.599362

NAV (Ground Floor):	£7,000 (Estimated)
Rates Payable (Approx per annum):	£4,196 (Estimated)
NAV (Second Floor):	£5,400 (Estimated)
Rates Payable (Approx per annum):	£3,235 (Estimated)
NAV (Third Floor):	£4,750
Rates Payable (Approx per annum):	£2,847

Note: Small business rate relief has not been applied to the above and there may be an option to secure. Interested parties should make their own enquiries in this regard.

VAT

We understand VAT is not payable on the rent.

EPC

Score – G 207



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To find out more, please contact:

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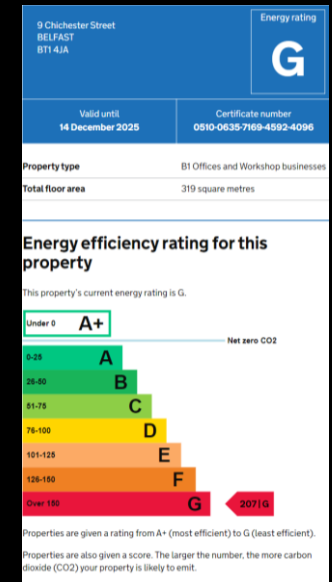
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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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