



**Instinctive
Excellence
in Property.**

To Let

**Self-Contained Building Suitable for
Various Uses
c. 6,000 sq ft (c. 557 sq m)**

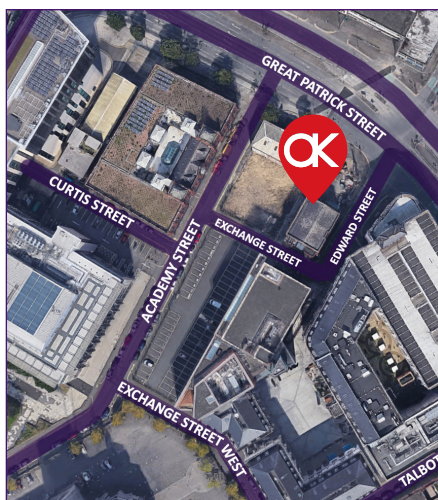
8 Exchange Street
Belfast
BT1 2LS

COMMERCIAL

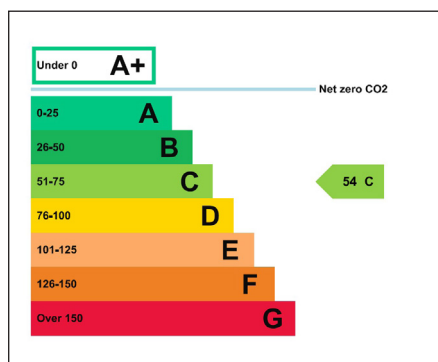


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Location Map



EPC



Location

Strategically located in Belfast city centre, the property provides accessible main roads servicing around the city and to its outskirts via York Street. The highly convenient location offers a short walk to landmarks such as the vibrant Cathedral quarter, Victoria square and other amenities the city centre has to offer. Car parking is easily accessible from St Anne's Square multi-storey with strong transportation links also readily available.

Description

The property is a three-storey building of traditional brickwork construction which was previously used as office space but has the potential for multiple mix use. The internal of the property is fitted to include carpeted floor, painted/plastered walls and benefit of suspended ceilings with fluorescent lighting. The space offers areas for meeting/board rooms and kitchen facilities.

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	2,041	189.58
First Floor	2,135	198.34
Second Floor	2,194	203.90
TOTAL	6,370	591.82

Lease Details

Flexible lease terms available.

Rates

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

Net Annual Value:	£69,900
Rate in the £ for 2023/2024:	£0.572221
Estimated rates payable:	£39,998

VAT

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

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

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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/ukksi/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.