

121-125 Royal Avenue, Belfast, BT1 1FF

To Let

Retail/Office Accommodation extending from approximately 1,313 sq ft to 5,188 sq ft across ground and upper floors



## Location

The subject property is located on Royal Avenue, a prime retail and commercial location in the heart of Belfast City Centre. The immediate area comprises a range of high quality developments including Castlecourt Shopping Centre and St Annes Square as well as a fast improving office core and the recently opened Ulster University campus. Ulster University hosts 15,000 students and staff which accompanied with the abundance of neighbouring office occupiers, retailers and the plentiful supply of newly purpose built student accommodation offer a strong footfall in the immediate area. The accommodation is easily accessed by both roads, via the Westlink motorway network, and by public transport.

## Description

The subject is a prestigious 4 storey terraced building boasting a unique periodic external façade and is strategically located on Royal Avenue in Belfast City Centre. Internally the property is finished to include carpeted flooring, fluorescent strip lighting, gas fired heating system and plastered and painted walls. The property benefits from an abundance of natural light with glazed frontage onto Royal Avenue. With separate access to ground and upper floors as well as WC facilities on each floor the space is capable of sub-division and is suitable for a variety of uses, subject to planning permission.

## Schedule of Accommodation

Floor	Sq ft	Sq m
Ground Floor	1,367	126.9
First Floor	1,313	121.9
Second Floor	1,313	121.9
Third Floor	1,195	111.0
Total	5,188	481.9

## Lease Details

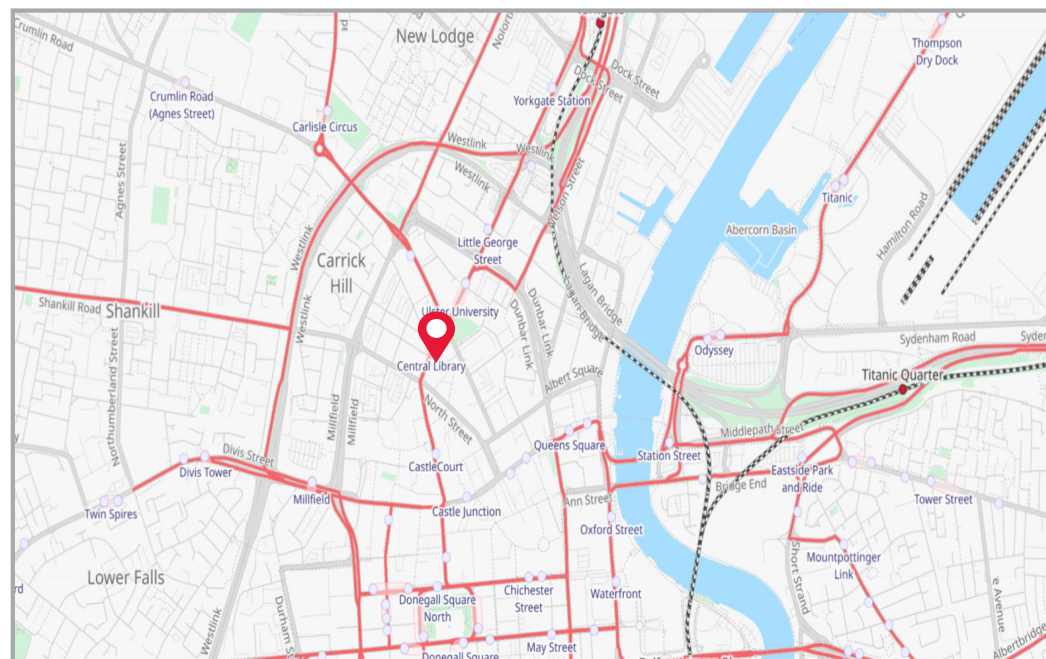
Rent - On application

Term - By negotiation.

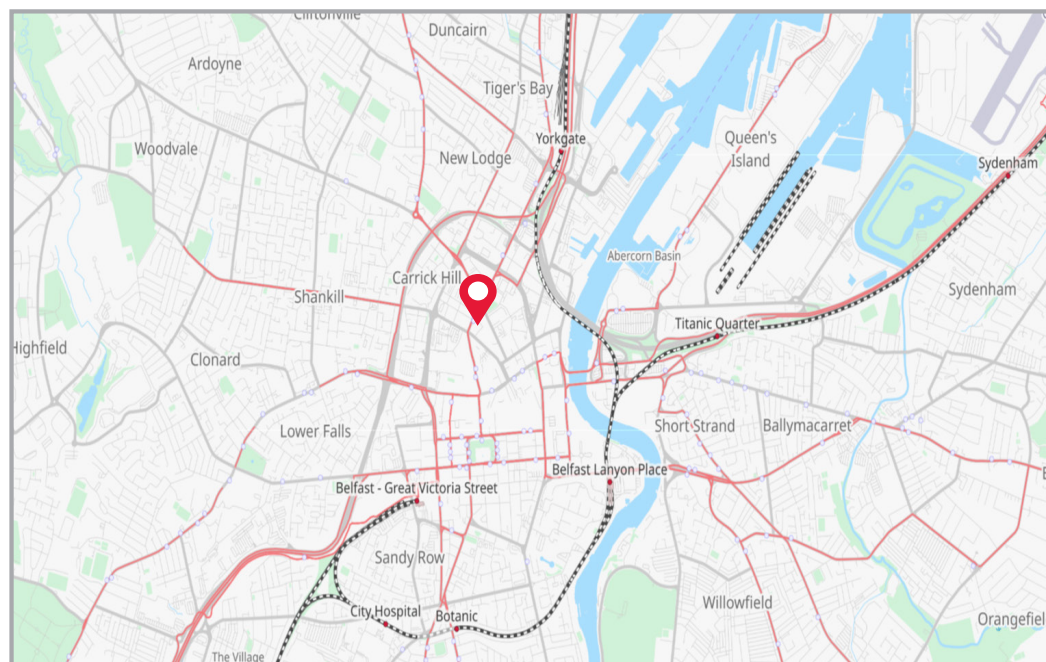
Repairs - Full repair and insuring by way of service charge.

Service Charge - A service charge will be levied to cover a fair proportion of external repairs, maintenance of common areas and management fees.

Insurance - The tenant to reimburse the landlord with the cost for insuring the premises.



For Indicative Purposes Only





Ground Floor



Ground Floor



Third Floor



Third Floor



## Rates

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

Net Annual Value: £29,700

Rate: £ 23/24 - £0.5722

Rates Payable: £16,994.34

## Energy Performance Certificate

The property benefits from an EPC rating of C64.

## Value Added Tax

The subject premises is not elected for VAT, therefore no VAT will be payable.

## Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert  
Smit  
Hampton**

Kyle Abernethy  
07429 777911  
kabernethy@lsh.ie

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