



## To Let Office Premises

Second Floor, 27 High Street, Belfast, BT1 2AA

  
**FRAZER  
KIDD**

# To Let Office

Second Floor, 27 High Street, Belfast, BT1 2AA

## Summary

- Located in the heart of Belfast city centre
- Affordable office accommodation – low overheads
- Perfect transition space from working at home – 450 sq ft

## Location

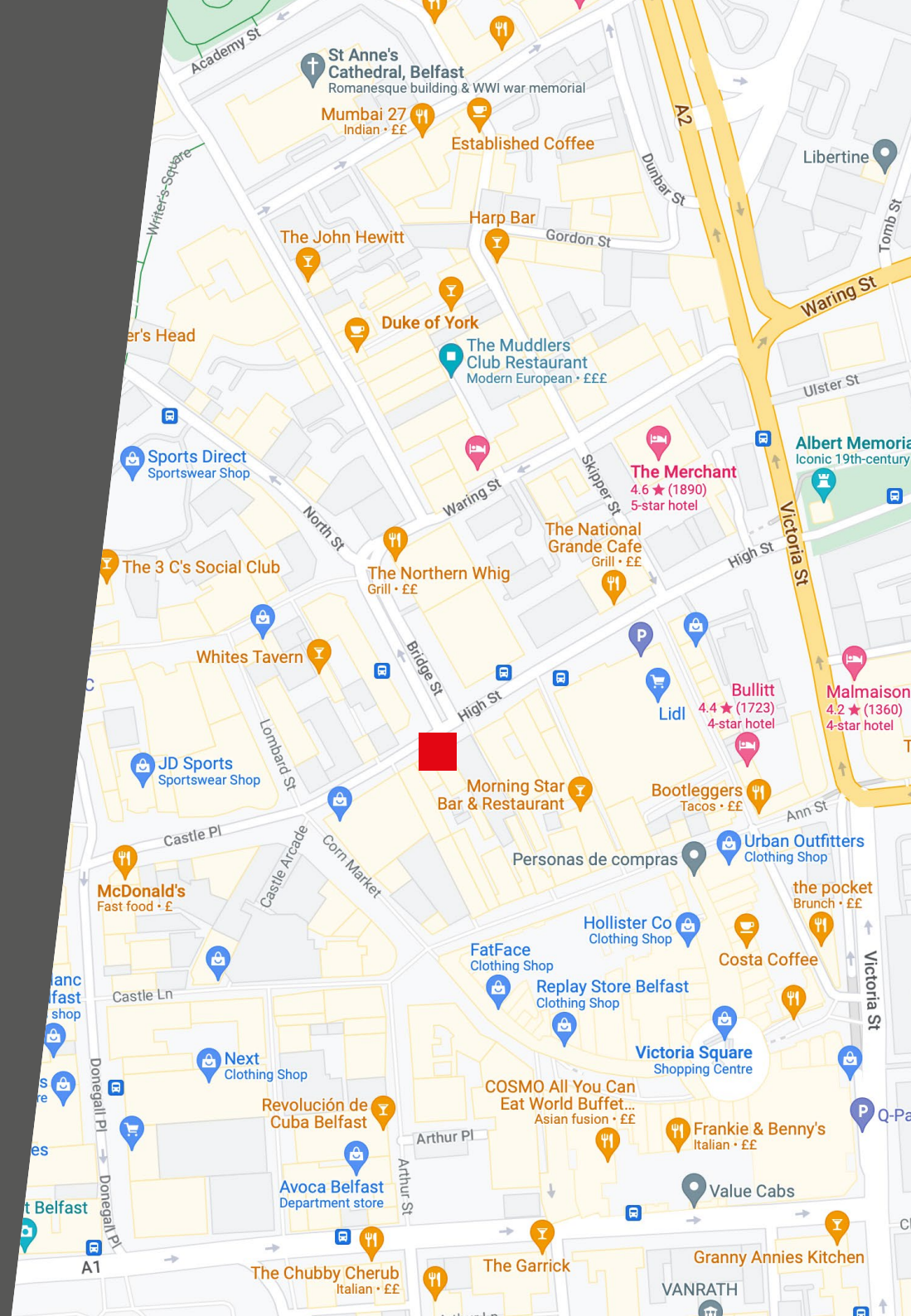
The subject property is situated on High Street in Belfast City Centre, at the junction where High Street meets Bridge Street. The property is located in a central and accessible location, close to many bus stops, and a short distance from Laganside Bus Station.

Nearby occupiers include the Post Office, Iceland, Mace, Brights Restaurant, Dunnes Stores and numerous independent retailers.

## Description

The subject premises occupy the second floor of multi-tenanted building, and is accessed via a communal stairwell.

The property extends to approximated 450sq ft and has access to communal W/Cs.



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## Accommodation

We calculate the approximate Net Internal Areas to be 42.2 sq m (c. 454 sq ft).

## Rates

NAV: £3,150

Non-Domestic Rate in £ (23/24): 0.572221

Rates Payable: £1,802.50 per annum

These premises should be eligible for a 25% discount in rates payable due to the Small Business Rates Relief Scheme. We recommend that you verify this, however, with Land & Property Services (Tel: 0300 200 7801).

## Lease

Length of Lease by negotiation.

## Rent

Inviting offers in the region of £3,500 per annum.

## Repairs

Tenant responsible for interior repairs and exterior repairs by way of service charge.

## Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part, to include building insurance and agents' management fees, which are calculated at 5% plus VAT of the annual rent.

## VAT

All figures quoted are exclusive of VAT, which may be payable.

## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

**Brian Kidd**  
07885 739063  
bkidd@frazerkidd.co.uk

**Beth Brady**  
07775 924283  
bbrady@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB  
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## EPC

