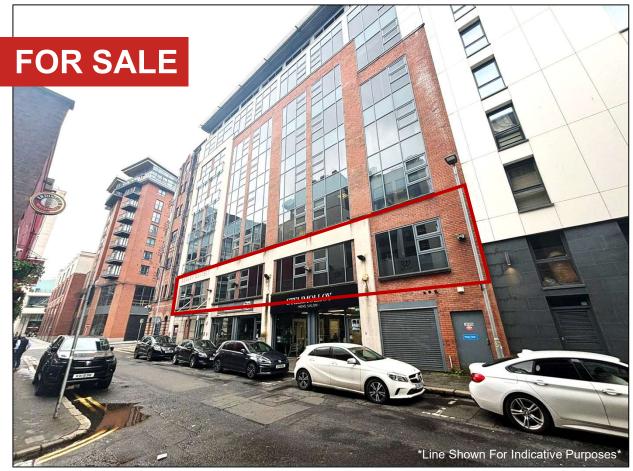
McConnell (M) JLL Alliance Partner



028 90 205 900 mcconnellproperty.com



Income Producing Office Investment c.1,870 sq.ft (173.73 sq m)

1st Floor **Lesley Suites** 2-12 Montgomery Street Belfast BT1 4NX

- Ideally located City Centre office suite.
- Let in its entirety to RJW Law.

LOCATION

The property is located on Montgomery Street, a prominent office location within the City Centre in close proximity to City Hall, Victoria Square and the Law Courts.

Occupiers in the vicinity include various Government Departments, Ross' Auction, NCP Car Park, Rapid 7, Arthur Cox and the new HMRC office on Chichester Street.



DESCRIPTION

The subject comprises the 1st floor suite within an 8-storey office building constructed c. 2006 which is fully occupied.

Internally the space extends to 1,870 sq ft and is fitted to a good specification to include a combination of perimeter & floor trunking, power and data cabling, plaster and painted walls, suspended ceiling with recess lighting, various partitioned offices, kitchen, WCs and Comms Room.

TITLE

The property is presumed to be held freehold subject to a nominal peppercorn rent.

SALE PRICE

We are instructed, to seek offers over £325,000 (Three Hundred and Twenty Five Thousand Pounds Sterling) for our client's interest.





LEASE DETAILS

The property is fully let to RJW Law on a 10-year, FRI Lease from 22nd August 2016 with an annual rental income of £22,500 per annum. Potential for increased income on rent review.

Full Lease details can be made available upon request.

RATES

We are advised by Land & Property Services that the Net Annual Value of the property is £29,400.

The current commercial rate in the pound is £0.599362 (2024/25).

Therefore, the rates payable for 2024/2025 are estimated to be £17,620.

Interested parties are advised to make their own enquiries in respect of rates.

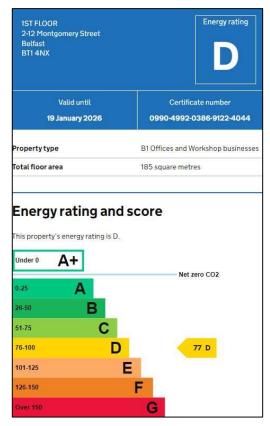
VAT

The property is not opted to tax and therefore there is no VAT payable on annual rent and all other outgoings.

EPC

The property has an energy rating of 77D.

The full certificate can be made available upon request.



FOR SALE – 1st Floor, Lesley Suites, Belfast, BT1 4NX





LOCATION



VIEWING

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

McConnell (()) JLL Alliance Partner



Contact: Ross Molloy / Rory Clark

07443 085690 / 07753 817004 Tel:

Email: ross.molloy@mcconnellproperty.com/

rory.clark@mcconnellproperty.com

Montgomery House, 29-31 Montgomery Street,

BT1 4NX

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/uksi/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 McConnell Chartered Surveyors. 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.

Disclaimer: McConnell Chartered Surveyors and its subsidiaries and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without res the part of McConnell Chartered Surveyors or the seller or landlord and do not constitute the whole or any part of an offer or contract. (iii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings ided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of McConnell Chartered Surveyors has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of McConnell Chartered Surveyors or its employees or agents, McConnell Chartered Surveyors will not be ether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by McConnell Chartered Surveyors, (vi) Ir the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing