

# McConnell



**028 90 205 900**  
mcconnellproperty.com

**FOR SALE**



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

**1<sup>st</sup> Floor  
Lesley Suites  
2-12 Montgomery Street  
Belfast  
BT1 4NX**

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

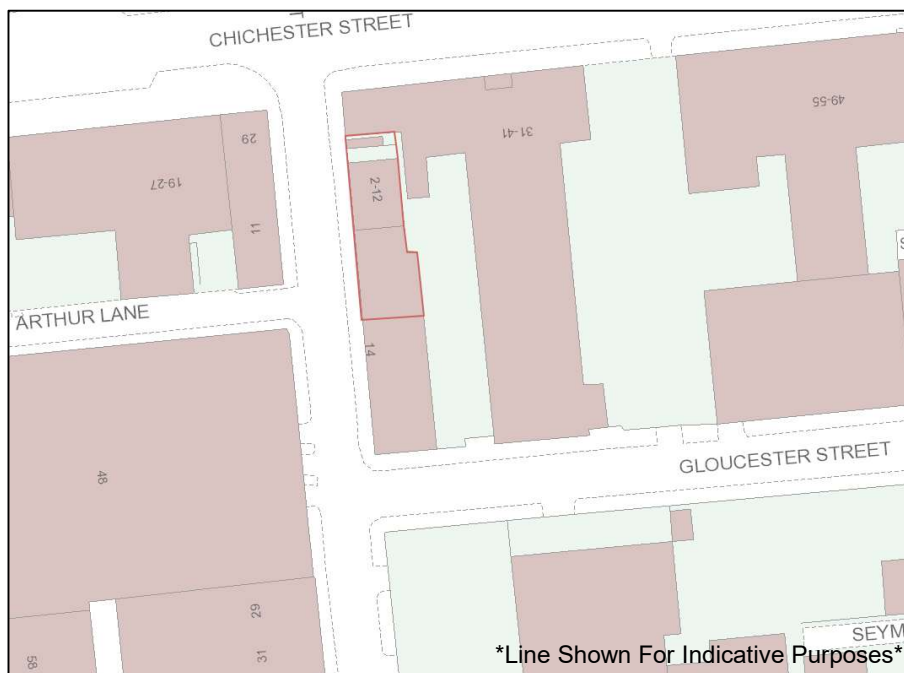
Montgomery House,  
29-31 Montgomery Street, Belfast, BT1 4NX

T: 028 90 205 900  
E: info@mcconnellproperty.com

## 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 1<sup>st</sup> 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 22<sup>nd</sup> 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.

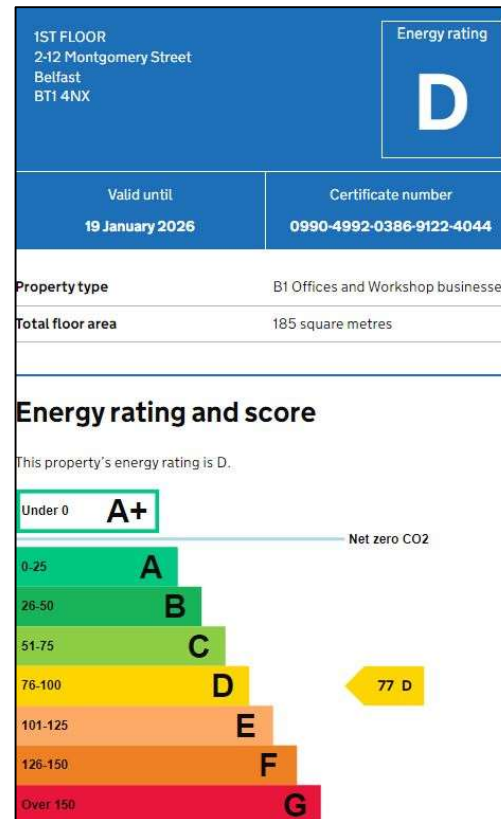
## VAT

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

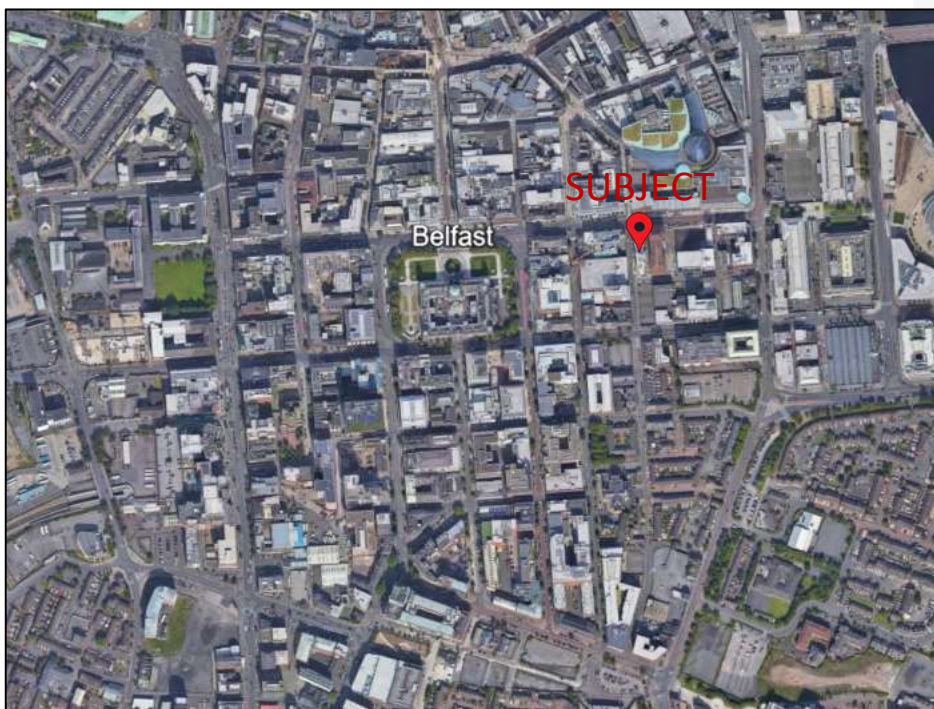
## EPC

The property has an energy rating of 77D.

The full certificate can be made available upon request.



## LOCATION



### 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/ukxi/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.

## VIEWING

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

McConnell

JLL Alliance Partner

**Contact:** Ross Molloy / Rory Clark

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[rory.clark@mcconnellproperty.com](mailto:rory.clark@mcconnellproperty.com)

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