



Instinctive
Excellence
in Property.

For Sale

Office Accommodation
3,140 sq ft (291.75 sq m)

1st Floor
18-22 Hill Street
Belfast
BT1 2LA

OFFICE



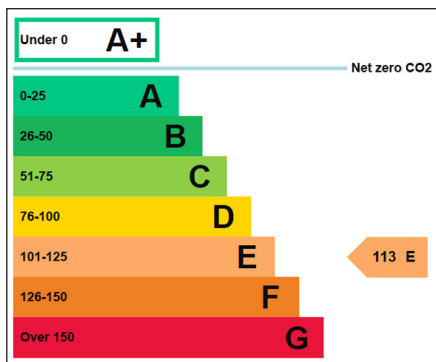
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OFFICE

EPC



Location

The office accommodation is located on Hill Street within Belfast's vibrant Cathedral Quarter. The area is known for its variety of restaurants, bars and cafes and is only a short distance from the Merchant Hotel. Parking is also immediately available at St Anne's Square Multi Storey with Laganside Bus Centre only being a short walk away.

Description

The office suite is situated on the 1st Floor and is accessed via an entrance lobby on the ground floor. The internal specification includes:

- 8-person lift
- Carpeted floors
- Suspended ceiling with incorporated lighting
- Painted and plastered walls
- Kitchen and WC facilities
- Mixture of individual office space and board/meeting rooms

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
Total	3,140	291.75

Sale Details

Guide Price: £400,000 exclusive

Rates

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

Net Annual Value: £32,500
Rate in the £ for 2024/2025: £0.599362
Estimated rates payable: £19,479.27

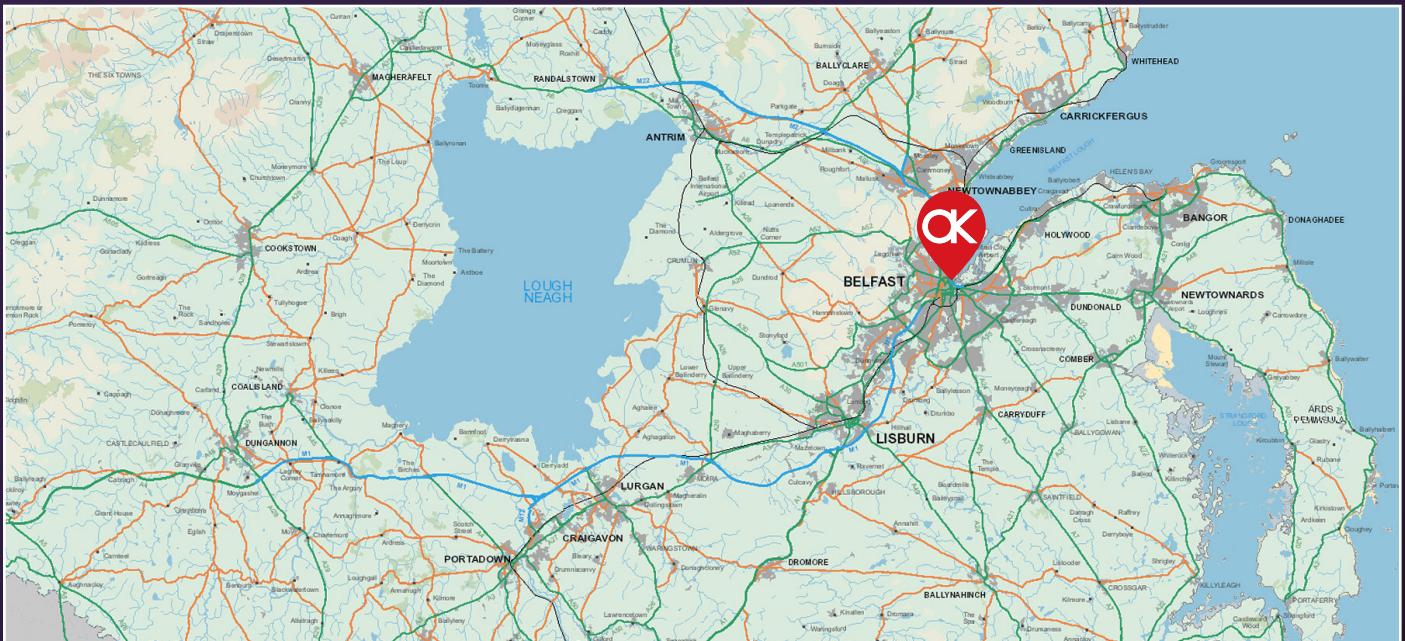
VAT

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.





RICHARD McCAIG: 📞 028 9027 0034 📠 079 0352 5280 ✉ richard.mccaig@osborneking.com

KYLE McCOMISKEY: 📞 028 9027 0012 📠 077 3081 1885 ✉ kyle.mccomiskey@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD
📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📺 📱 📷

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/uk/si/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.