

**TO LET**



## First Floor Office Accommodation c. 841 sq ft (78.20 sq m)

**1A Cabinhill Mews  
Belfast  
BT5 7AE**

- The unit occupies a prominent and highly visible position on the Upper Newtownards Road.
- The unit benefits from high volumes of both pedestrian and vehicular traffic.

## LOCATION

The property holds a prominent and highly visible / convenient position on the A2 Upper Newtownards Road approximately 4 miles from Belfast City Centre.

Some of the neighbouring occupiers include Churchill's Dry Cleaners, Winemark, Hastings Stormont Hotel, General Merchants and Little Beauty Box.

It is also adjacent to The Stormont Estate and benefits from high levels of both passing pedestrian and vehicular traffic / trade.

## DESCRIPTION

First Floor Suite of c. 841 sq ft comprising 727 sq ft of office space plus a kitchen area of 114 sq ft.

The subject property is finished to include; plastered / painted walls, gas fired central heating system, double glazed windows, WC accommodation and kitchenette facility.

A communal CCTV system is installed which monitors the customer car parking area etc.

## LEASE DETAILS

Rent: £6,000 p.a. exclusive.  
Term: Subject to negotiation.

The subject premises will be let on an effective FRI basis. Please contact the agent for further details.

## SERVICE CHARGE

A service charge is payable to include a contribution towards maintenance of common areas and external repairs.

## INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium.

## MANAGEMENT

Tenant is responsible for the landlord's agent's management fee of 6% annual rent plus VAT.

## RATES

We are advised by Land & Property Services that the Net Annual Value of the property is £4,550.

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

Therefore, the rates payable for 2024/2025 are estimated at £2,727.10.

We understand the property may be eligible for Small Business Rates Relief of 20%.

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

## VAT

The property is opted to tax therefore Value Added Tax will be payable on rent and all other outgoings.

## EPC

The property has an energy performance rating of D82.

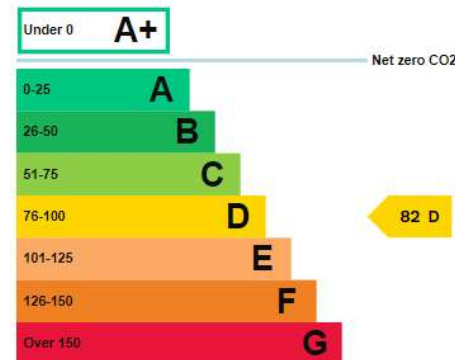
The full certificate can be made available upon request.

FIRST FLOOR OFFICES 1a, Cabinhill Mews BELFAST BT5 7AE		Energy rating <b>D</b>
Valid until <b>28 June 2028</b>	Certificate number <b>0861-0038-6239-0726-1006</b>	

Property type	B1 Offices and Workshop businesses
Total floor area	106 square metres

### Energy rating and score

This property's energy rating is D.

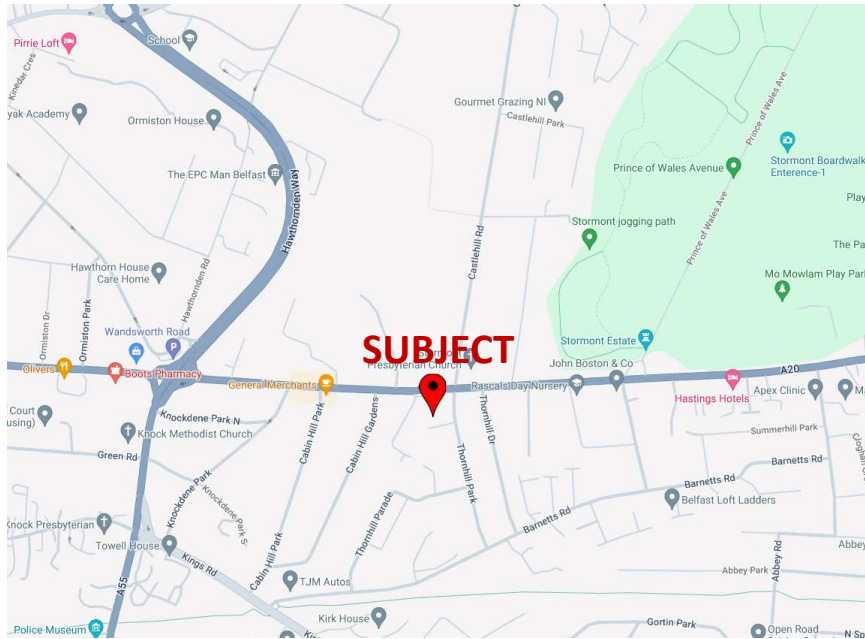


# TO LET – 1A Cabinhill Mews, Belfast, BT5 7AE

McConnell



## 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/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 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 responsibility on 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. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided 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 liable, whether 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) In 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 concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and McConnell Chartered Surveyors shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

## VIEWING

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

McConnell



**Contact:** Ross Molloy / Cormac McElroy

**Tel:** 07443 085690 / 07443 084671

**Email:** [ross.molloy@mcconnellproperty.com](mailto:ross.molloy@mcconnellproperty.com) / [cormac.mcelroy@mcconnellproperty.com](mailto:cormac.mcelroy@mcconnellproperty.com)

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