







**Excellent City Centre** Office Suite c.980 sq ft (c.91 sq m)

2<sup>nd</sup> Floor 33 Church Lane **Belfast BT1 4QN** 

- Attractive 2<sup>nd</sup> floor office suite situated in prime city centre location. Church Lane is a busy pedestrianised thoroughfare linking Ann Street to High Street.
- Available from October 2024.

Montgomery House, 29-31 Montgomery Street, Belfast, BT1 4NX T: 028 90 205 900 E: info@mcconnellproperty.com

## LOCATION

The property occupies a prominent position on Church Lane, a pedestrian thoroughfare close to the Ann Street Junction.

The offices are situated in close proximity to Victoria Square. Neighbouring occupiers include Bootleggers, Better Gym, Hi Park Car Park, Urban Outfitters, Caffe Nero and Bullitt Hotel.

Ideal for professional business requiring affordable city centre office accommodation.

# DESCRIPTION

The unit comprises office accommodation situated on the second floor with access and stairwell from Church Lane.

The accommodation is available for occupation from October 2024 and is finished to include painted / plastered walls, suspended ceilings, recessed lighting, double glazing windows and gas fired central heating.

The suite is currently split to provide four offices with self-contained WC facilities.

#### ACCOMMODATION

Floor	Sq Ft	Sq M
2 <sup>nd</sup> Floor Offices	c. 980	c. 91
& WC Facilities		
Total Internal Area	c. 980	c. 91

### **INSURANCE**

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

The charge for the period  $10^{th}$  March  $2024 - 9^{th}$  March 2025 is £917.98.

# SERVICE CHARGE

A service charge will be payable to cover a fair proportion of the cost of repair, maintenance and upkeep of common areas. Charge currently estimated at c.£4.00 per sq ft.



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### McConnell ())

JLL Alliance Partner



- Term : Short or long term leases considered subject to periodic rent review.
- Rent : £7,950 per annum.
- Repairs : Effective full repairing and insuring lease subject to service charge.

### RATES

We have been advised of the following by LPS:

NAV: £7,850 (Source: LPS on-line database)

Rate in £ for 2024/25: 0.599362

Rates payable (approx.): £4,705 per annum

## VAT

The building is not opted to tax and therefore no VAT is payable on rent.

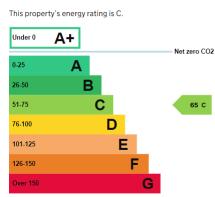
# EPC

The property has an energy rating of C-65.

Full Certificate can be made available upon request.



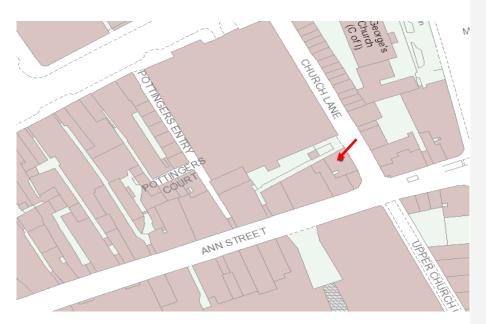
#### **Energy rating and score**



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## LOCATION



# VIEWING

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

**McConnell** Alliance Partner

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	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 Property. 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.

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