

To Let

Upper floors suitable for arts or storage purposes

Spencer House, 65 – 73 Royal Avenue, Belfast, BT1 1FE

FRAZER
KIDD



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65 - 73 Royal Avenue, Belfast, BT1 1FE

SUMMARY

- Spencer House is an extremely iconic Belfast City Centre building, of Baroque style, built in 1883 and designed by Young & McKenzie.
- Occupying a striking corner location fronting onto Royal Avenue and Lower Garfield Street, the Grade B2 listed building comprises 18,094 sq ft on the upper floor.
- Within ease of walking distance to all major amenities and attractions including Belfast City Hall, St Anne's Cathedral, Cathedral Quarter, Victoria Square Shopping Centre, and Titanic Quarter.



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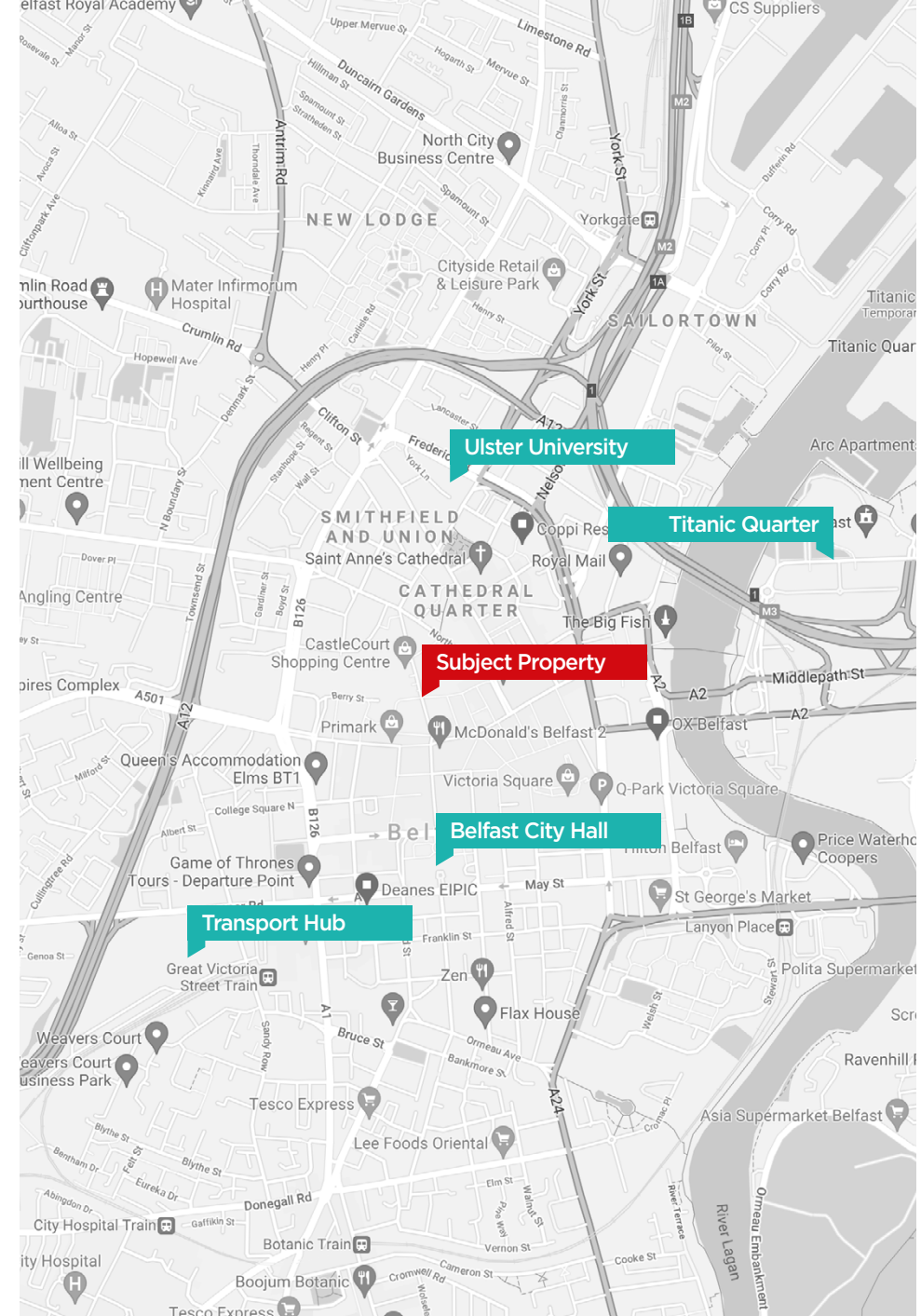
LOCATION

Belfast is the capital of Northern Ireland, the 15th largest city in the UK and the second largest on the island of Ireland. It lies approximately 100 miles (161 km) to the north of Dublin.

Belfast has an excellent infrastructure network and is well connected to the rest of Ireland and to mainland UK. George Best Airport is located approximately 4 miles (6 km) from the city centre with Belfast International Airport located approximately 23 miles (37 km) north-west.

Spencer House occupies a striking corner location fronting onto Royal Avenue and Lower Garfield Street, in Belfast City Centre. Positioned directly opposite CastleCourt Shopping Centre and in close proximity to the prime retailing pitches of Donegall Place and Castle Place. In Addition, the new Ulster University and Cathedral Quarter is situated less than a 5-minute walk from Spencer House.

The recent opening of the new 15,000 student Ulster University, we believe will act as a catalyst to drive further investment development in an area of the city that has already witnessed widespread development of student accommodation as a direct result.



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DESCRIPTION

Spencer House is a Grade B2 listed building, built in 1883, designed by Young & McKenzie in Baroque Style. The property comprises over five floors, with the upper floor office accommodation, extending to approximately 18,094 sq ft.

The property is of red brick construction with a pitched slate roof, dormer window at roof level and feature conical roofed corner turret.

ACCOMMODATION

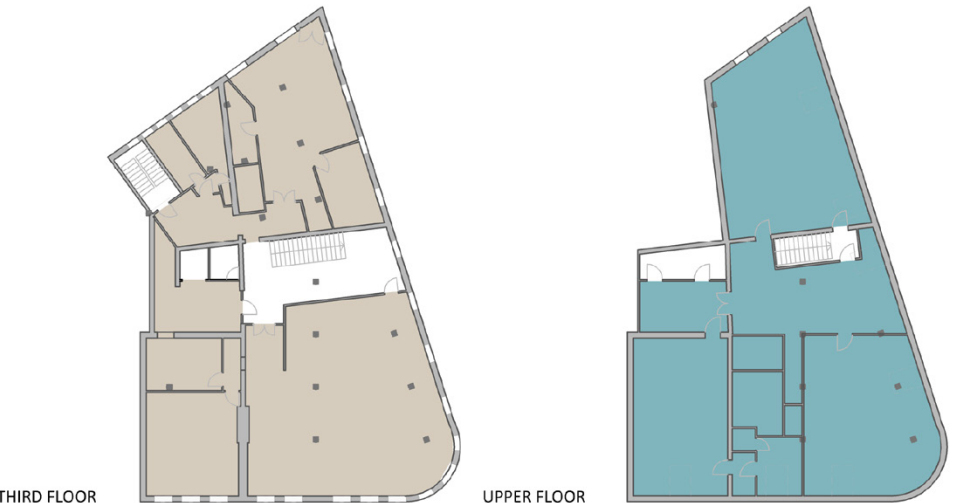
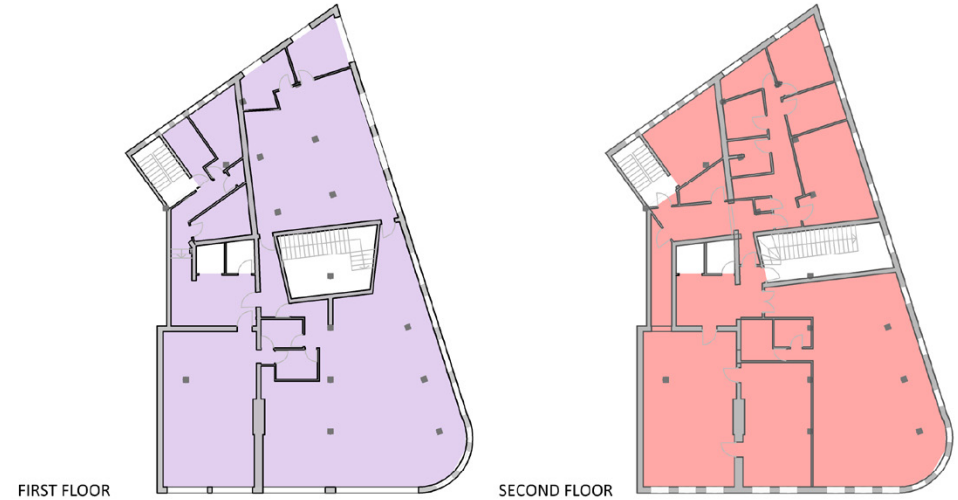
We calculate the approximate net internal areas to be as follows:

Description	Sq M	Sq Ft
First Floor	437	4,704
Second Floor	437	4,704
Third Floor	417	4,488
Fourth Floor	390	4,198
Total Approximate net internal area	1,681	18,094

RATES

Address	NAV	Rates Payable
Office A - 1st & 3rd Floors	£59,500	£35,662.04
Office B - 2nd Floor	£13,000	£7,791.71
Office C - 2nd Floor	£10,900	£6,533.05
Office G - 2nd Floor	£9,650	£5,783.85
Office F - 3rd Floor	£10,300	£6,173.43
Office D - 4th Floor	£24,000	£14,384.69

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801). Areas of the building which are vacant receive Vacant Rates Relief due to the buildings listed status.



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LEASE

Length of lease by negotiation. Flexible terms available.

RENT

Inviting offers in the region of £3 per sq ft.

REPAIR

Tenant responsible for interior repairs.

INSURANCE

Tenant responsible for repayment of a proportion of the Landlord's insurance premium.

MANAGEMENT FEE

Tenant to be responsible for the payment of agent's management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

All figures quoted are exclusive of VAT, which may be payable.



For identification purposes only



FRAZER KIDD

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