



To Let Office

Third Floor, 27 High Street, Belfast, BT1 2AA


**FRAZER
KIDD**

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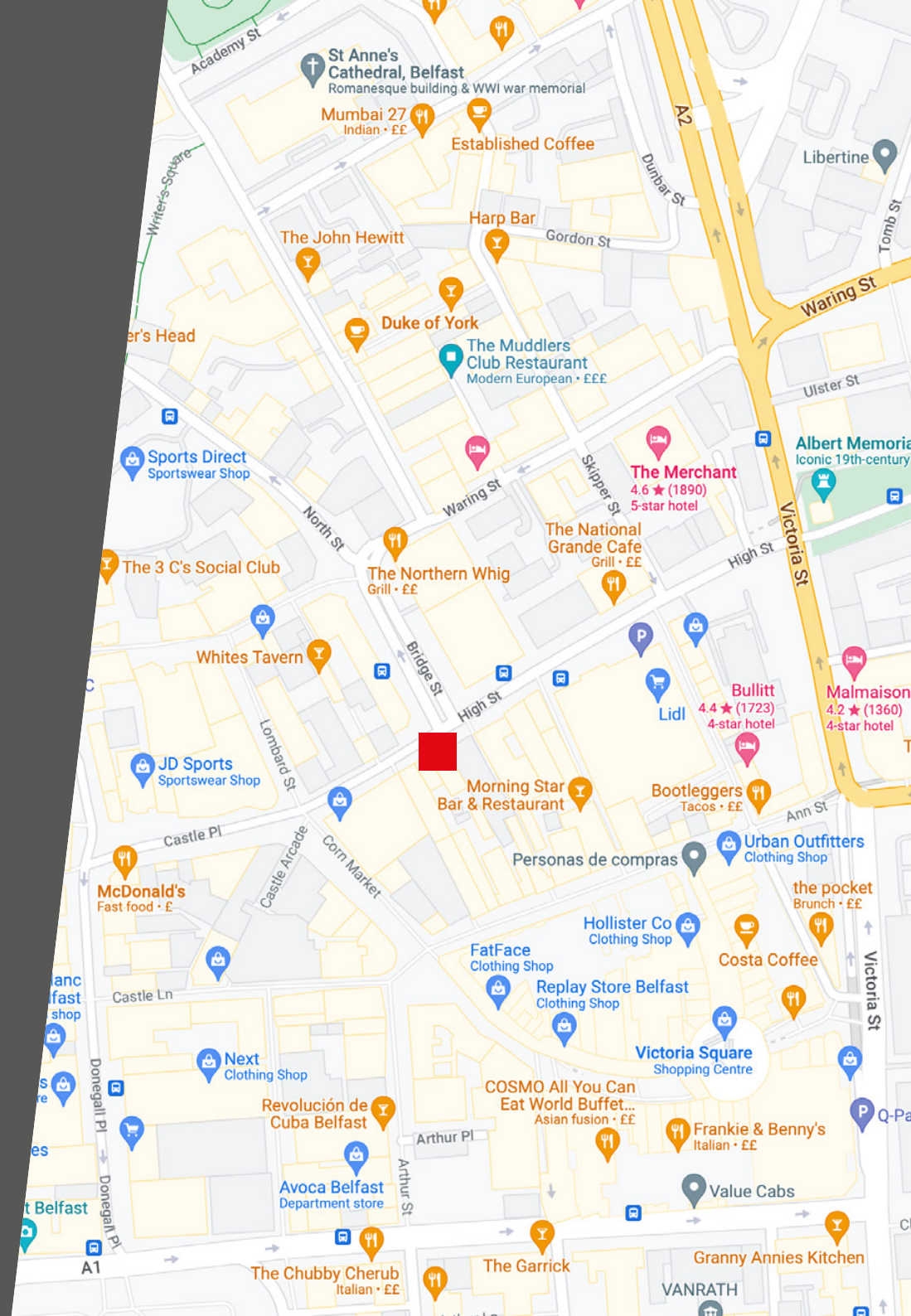
Summary

- Located in the heart of Belfast city centre
- Affordable office accommodation – low overheads
- Fully fitted – “ready to go”
- Perfect transition space from working at home – 480 sq ft

Location

The subject property is situated on High Street in Belfast City Centre, at the junction where High Street meets Bridge Street. The property is located in a central and accessible location, close to many bus stops, and a short distance from Laganside Bus Station.

Nearby occupiers include the Post Office, Iceland, Mace, Brights Restaurant, Dunnes Stores and numerous independent retailers.



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Description

The subject premises occupy the third floor of multi-tenanted building, and is accessed via a communal stairwell.

Internal finishes include wooden laminate flooring, plastered and painted walls, and fluorescent strip lights.

The property also has access to communal W/Cs.

Accommodation

We calculate the approximate Net Internal Areas to be 44.56 sq m (480 sq ft).

Lease

Length of Lease by negotiation.

Rent

£3,500 per annum.

Rates

NAV: £3,100

Rate in £ (2024/2025): 0.599362

Rates Payable: £1,858.02 per annum approx.

These premises should be eligible for a 25% discount in rates payable due to the Small Business Rates Relief Scheme. We recommend that you verify this, however, with Land & Property Services (Tel: 0300 200 7801).

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance, repair and decoration of the communal and exterior areas of the building of which the subject premises forms part, together with re-payment of a proportion of the building insurance and agents' management fees, which are calculated at 5% plus VAT of the annual rent.

Repairs

Tenant to be responsible for interior repair and a proportion of exterior repair by way of Service Charge.

VAT

The building is not VAT registered.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

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Disclaimer

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EPC

