

**TO LET**



\*Outline for indicative purposes\*

**First Floor City Centre  
Accommodation of 764 sq ft  
(70.98 sqm)**

**11a Chichester Street  
Belfast  
BT1 4JA**

- Prime City Centre location
- Flexible terms available
- May be suitable for a variety of uses subject to planning

## LOCATION

Chichester Street is located in the heart of Belfast's central business district and is one of the main commercial thoroughfares in Belfast City Centre. There are a number of public and private car parks in the immediate area. The subject property also benefits from excellent connectivity to the wider road, rail and bus networks.

## DESCRIPTION

The subject office is accessible via a pedestrian entrance on Chichester Street. Internally, the space is finished to include plastered & painted walls and ceilings with a mix of wooden and vinyl flooring. The property further benefits from an intruder alarm system. As well as kitchen and WC facilities within.

## LEASE DETAILS

**Rent:** £7,000 + VAT exclusive.

**Term:** Subject to negotiation.

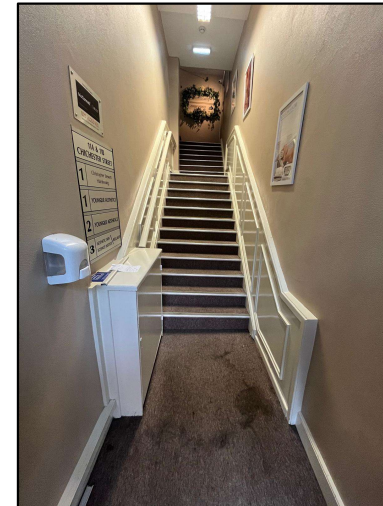
The space will be offered on an effective Full Repairing and Insuring basis via service charge.

## SERVICE CHARGE

A service charge will be levied to cover a fair proportion of the cost of external repairs and maintenance, security and upkeep of common areas, management etc. Currently estimated at £600 + VAT per annum for 2024.

## INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium. Currently estimated at £1,365.23 + VAT per annum for 2024.



## RATES

We are advised by Land & Property Services that the Net Annual Value of the property is £7,900.

The current commercial rate in the pound is £0.599362 (2024/2025).

Therefore, the rates payable for 2024/2025 are estimated to be £4,734.96.

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

## VAT

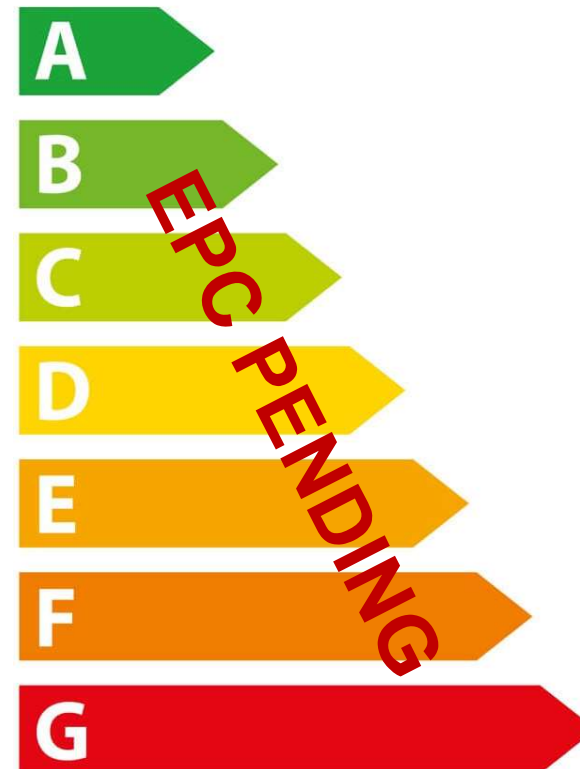
All prices and outgoings stated are exclusive of VAT, which is chargeable.



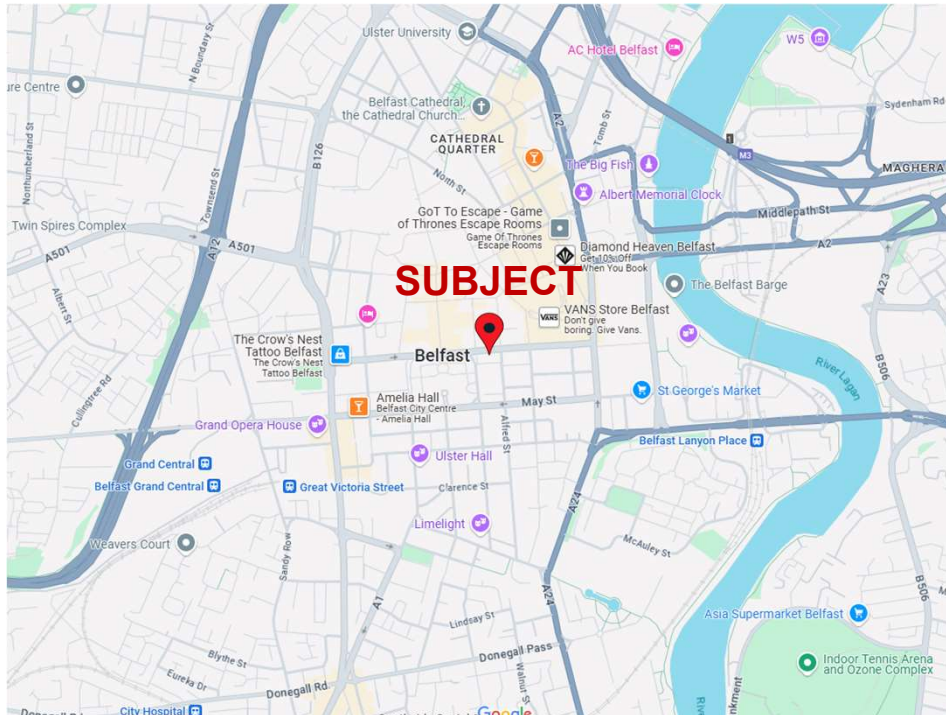
## EPC

The properties energy performance rating is pending.

The full certificate can be made available upon request.



## 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 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.

## VIEWING

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



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