

TO LET

FORMER CHURCH/  
WAREHOUSE  
PREMISES

REAR OF  
11-15 BRUCE STREET  
BELFAST  
C.13,720 SQ.FT

ciaran@hughescommercial.co.uk

028 9091 8257

www.hughescommercial.co.uk

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## LOCATION

The unique subject premises are located to the rear of 11-15 Bruce Street Belfast, only a 2 minute walk to both Belfast City Hall and The Grand Central Transport Hub.

The immediate locality offers a mix of speciality retail, offices, coffee shops and restaurants.

There are also a number of public car parks nearby.



## DESCRIPTION

The former warehouse is accessed through the underpass at 11-15 Bruce Street and is currently configured to provide a large auditorium type space, offices, kitchen, w.c's and is suitable for a variety of uses.

The premises were previously occupied as a church, however a planning consent ( LA04/2023/3237/F) was granted for conversion to an entertainment complex.

Alternatively, the premises could be utilised as satellite storage, document store etc.



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## ACCOMMODATION

Ground Floor Gross Internal Area	1093 sq.m (11,771 sq.ft)
First Floor	181.11 sq.m ( 1949 sq.ft)

**NOTE. THE PREMISES OCCUPIED BY DESKS INTERNATIONAL IS NOT PART OF THE DEMISE**

## LEASE DETAILS

Rent	£75,000pa
Term	Subject to negotiation
Repairs	FRI terms
NAV	£43,100 Rate in £ for 2024/25 0.599
VAT	All prices, outgoings and rentals are exclusive of VAT



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## Location map



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## Contact

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