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







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.

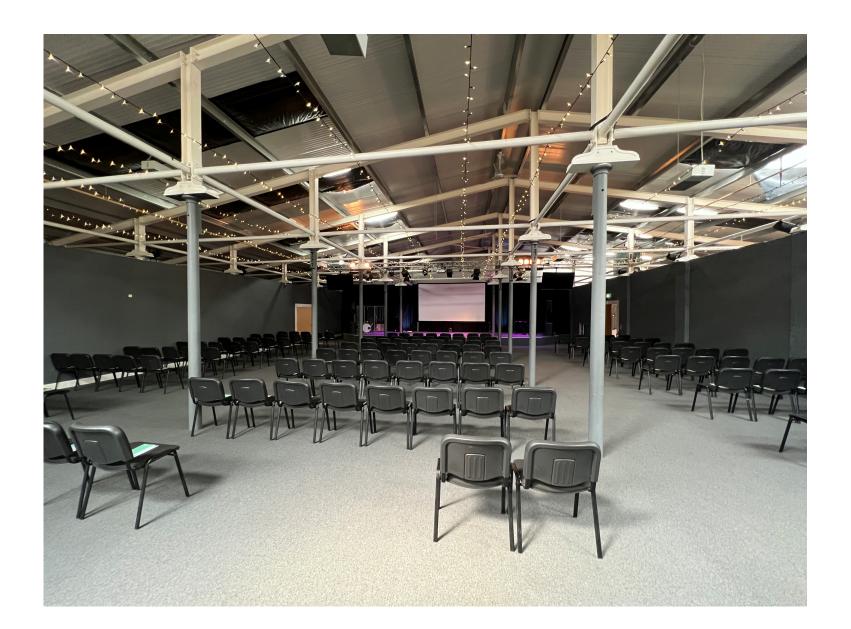
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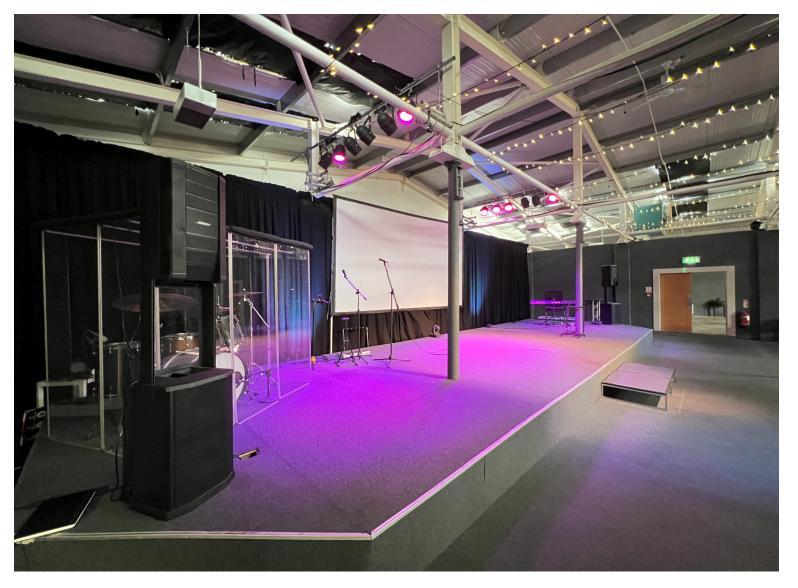
DESCRIPTION

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

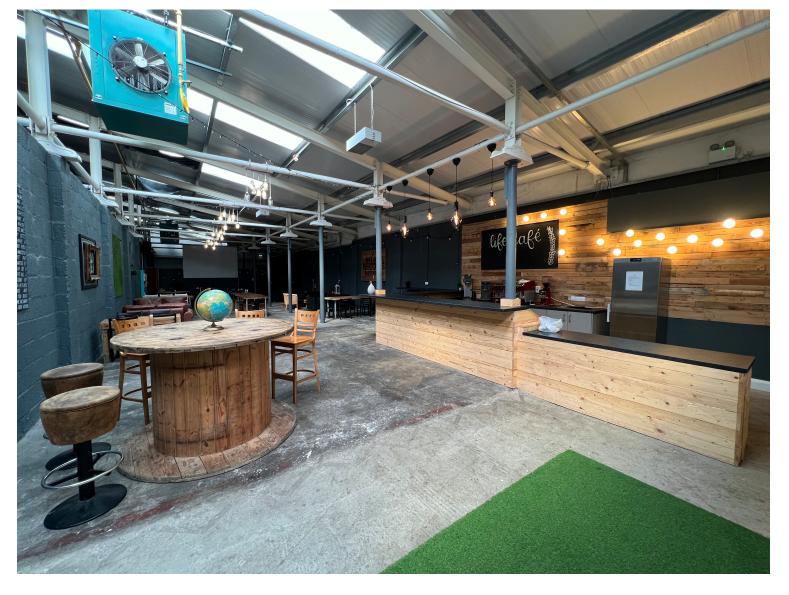
- £75,000pa Rent
- Term Subject to negotiation
- FRI terms Repairs
- NAV £43,100 Rate in £ for 2024/25 0.599
- VAT All prices, outgoings and rentals are exclusive of VAT



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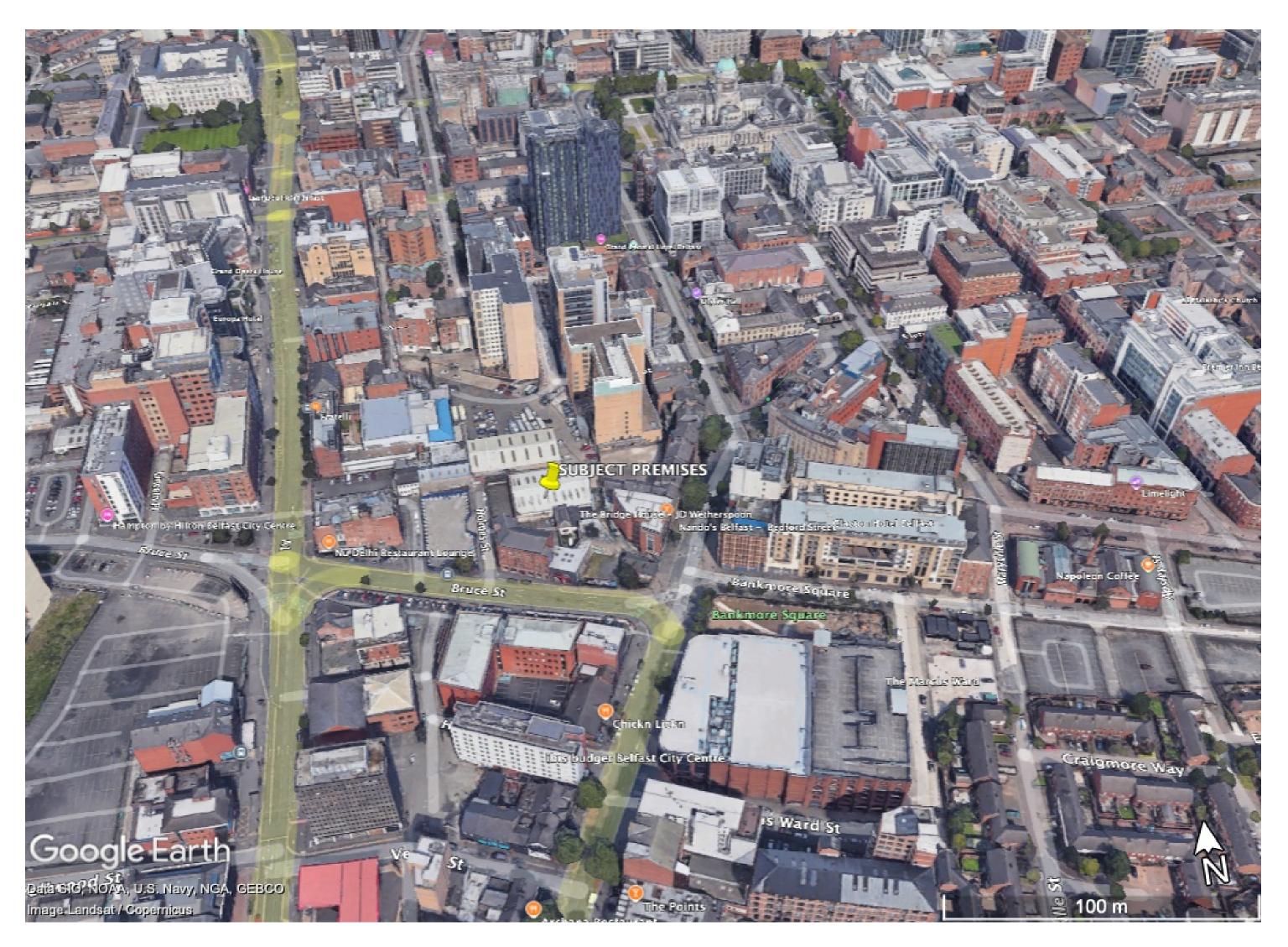








Location map



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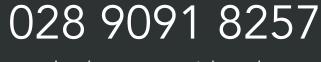






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