

**Rent Only  
£150 per  
week!  
No  
VAT!**



For Identification Purposes Only

## To Let

1st & 2nd floor, 92—94 Castle Street Belfast BT1 1HE

Excellent Accommodation Suitable for a Variety of Uses (STPC)

**BEACON**  
PROPERTY

## Location

Belfast is the capital city of Northern Ireland with a population extending to approximately 650,000, the 15th largest city in the UK, and a catchment population in excess of one million people within a 20 minute drive time. The city is situated approximately 104 miles north of Dublin and 75 miles south east of Derry/Londonderry.

The subject premises occupy an excellent location with ease of access to transport links including the M2/M3, Westlink and city centre routes. Public transport links situated at the city hall are just a short walk away.

The upper floor accommodation was previously occupied by a hair & beauty operator and is suitable for a variety of commercial uses.

The ground floor of the building is occupied by Café Red which has been trading from the property for numerous years. Other occupiers in the immediate vicinity include Sean Graham Bookies, C Mallon Butchers, Madden & Finucane Solicitors, Cosgrove's Bar, Ibis Hotel, Iceland etc.

## Description

The first and second floor is currently fitted out to the previous tenants specification to include plastered/painted walls, wooden/vinyl flooring, electric heaters and recessed lighting. WC and kitchen area provided at first floor level.

It is expected an incoming tenant may wish to reconfigure and re-fit to their corporate image with drawings etc to be prior approved.

## Accommodation

The property provides the following approximate areas:

Description	Sq. ft	Sq. m
Ground Floor	-	-
First Floor	310	28.80
Second Floor	340	31.59

## Lease Details

**Term:** 6 year lease with rent review year 3

**Rent:** £150 per week exclusive

**Repairs:** Internal repairing to include glazing, doors and shutters. Ad hoc service charge to apply to cover any external repairs/ maintenance of communal areas and structure.

## Building

**Insurance:** The tenant is to reimburse the landlord in relation to a fair and reasonable proportion of the insurance premium. Building insurance currently estimated as £670 per annum exclusive.

**Deposit:** A rental deposit will be required and is to be agreed. Further details from the letting agent.

## NAV

NAV: £4,800  
Rate in £ 2025 / 26 £0.626592  
Rates Payable (Approx) £3,008 per annum

\* Please note the subject property may be entitled to qualify for the 'Back In Business' rate support scheme (50% rates saving for 2 years) or the Small Business rates relief scheme which could result in a 20% reduction in rates liability.

Interested parties should satisfy themselves in relation to either scheme and ability to secure either support.

## VAT

No VAT is currently applicable on the rent.

## Availability

The space is available for immediate occupation subject to completion of a lease.







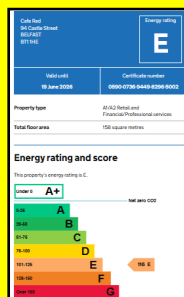
For further information or to arrange a viewing, please contact:-

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