

**Flexible
Short
Term
Lease**



For Identification Purposes Only

To Let

132 Great Victoria Street, Belfast, BT2 7BG

Fitted Accommodation available on short term basis

BEACON
PROPERTY

Location

The subject occupies a prominent location on Great Victoria Street, just off Shaftesbury Square at its junction with the Dublin Road offering excellent visibility to passing traffic and pedestrian footfall.

The location is easily accessible to both Belfast City Centre, Grand Central Station, Queens University area and South Belfast as a whole.

Description

The property comprises a prominent 3 storey office building having previously been occupied by a financial services provider. The subject comprises a number of individual offices across the 3 floors with storage, kitchen area and 3no. WC's.

Internally the building benefits from carpeted floors, painted plastered walls & ceilings and an intruder alarm.

The property benefits from on-street car parking.

Accommodation

The property provides the following approximate areas:

Description	Sq Ft	Sq. M
Ground	601	55.84
First	451	41.86
Second	454	42.18
Third	321	29.86
Total	1,827	169.74

Lease Details

Term: 9 month License

Rent: On application

Repairs: Full repairing terms

Building Insurance: The tenant is to reimburse the landlord in relation to the insurance premium for the building.

Deposit: A security deposit may be required.

NAV

Ground & 1st = £5,600
2nd & 3rd = £5,350

Rate in £ 25/26: = 0.626592

Rates Payable Approx: = £6,861 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.

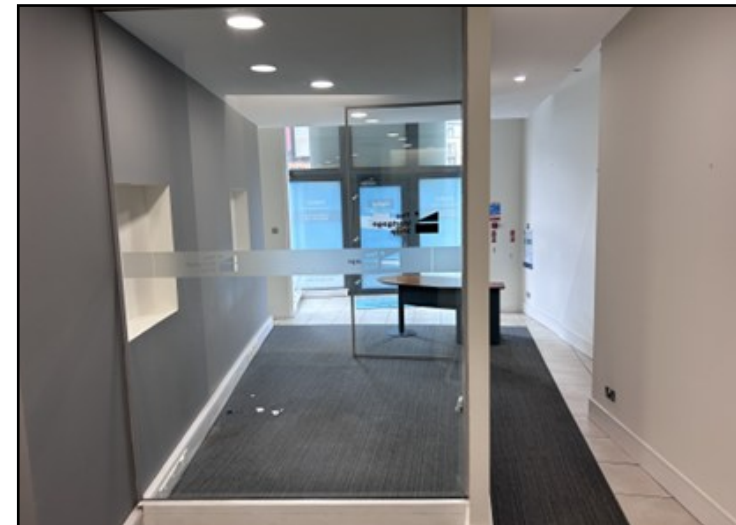
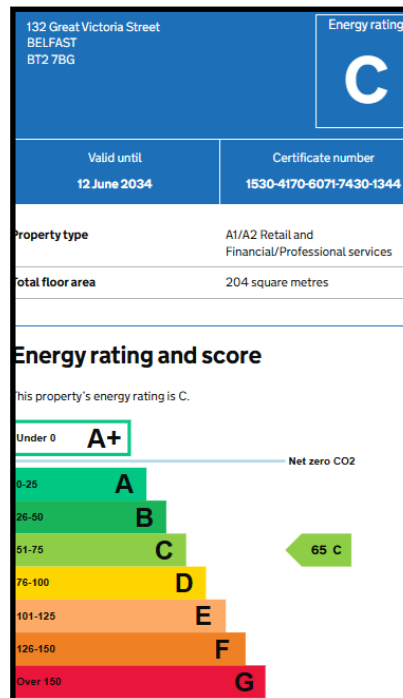
Interested parties should satisfy themselves in relation to either scheme and ability to secure either support.

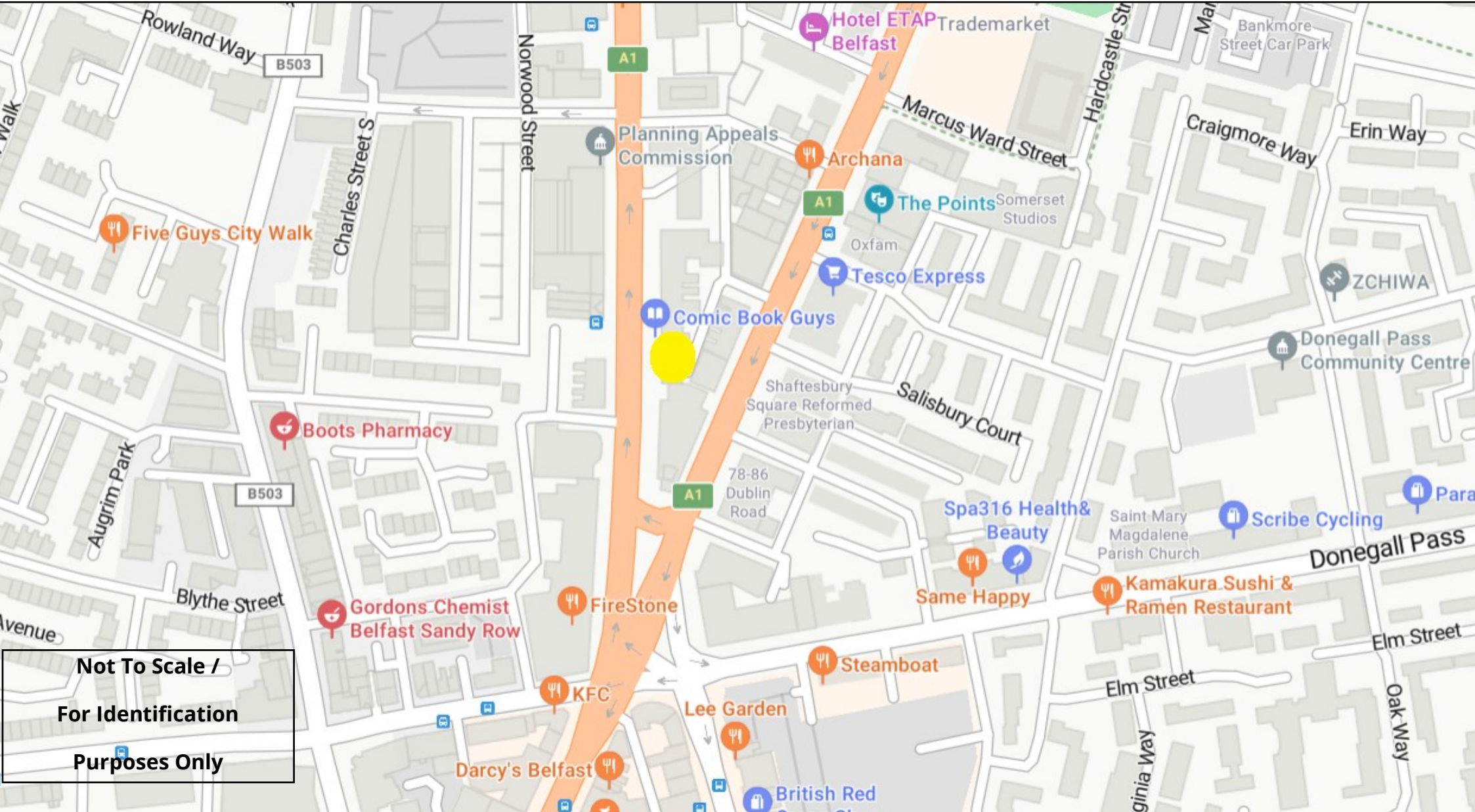
VAT

All prices, rentals and outgoings are quoted exclusive of VAT which will be chargeable at the prevailing rate.

Availability

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





**Not To Scale /
For Identification
Purposes Only**

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

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