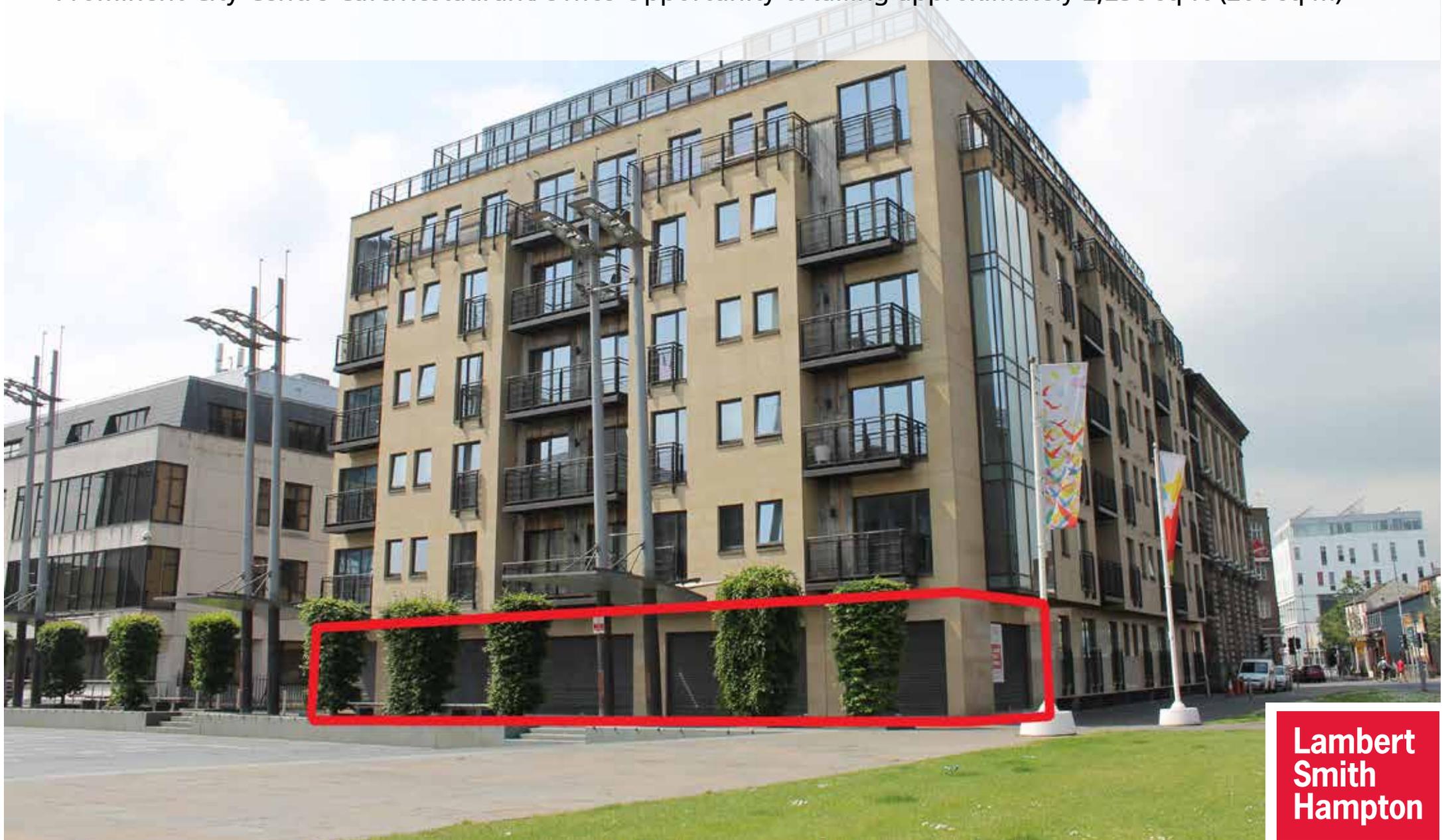


Custom House Square, 6-8 Ulster Street, Belfast, BT1 3EW

To Let (May Sell)

Prominent City Centre Café/Restaurant/Office Opportunity totalling approximately 2,238 sq ft (208 sq m)



Lambert
Smith
Hampton

Summary

- High profile unit suitable for a variety of uses (subject to planning).
- Located in a prominent City Centre location.
- Unit immediately available.

Location

The subject property is located in Belfast City Centre, the commercial, tourist and cultural capital of Northern Ireland.

Situated in Custom House Square, the property benefits from it's close proximity to the Cathedral Quarter which is established as the city's premier destination for bars, restaurants, hotels and city living. A dynamic mix of occupiers, against the backdrop of some of the city's oldest and most beautiful streets and buildings – sets the location apart as one of Belfast's most exciting places to work, visit and live.

Custom House Square is a key link between the Cathedral Quarter, City Centre and The Waterfront/Titanic Quarters.

The subject property occupies a highly prominent position on Waring Street, directly opposite the entrance to Tomb Street.

Surrounding occupiers include Allen & Overy, Staffline Recruitment, Mott McDonald, Royal Mail, Fed & Watered and McHughes.

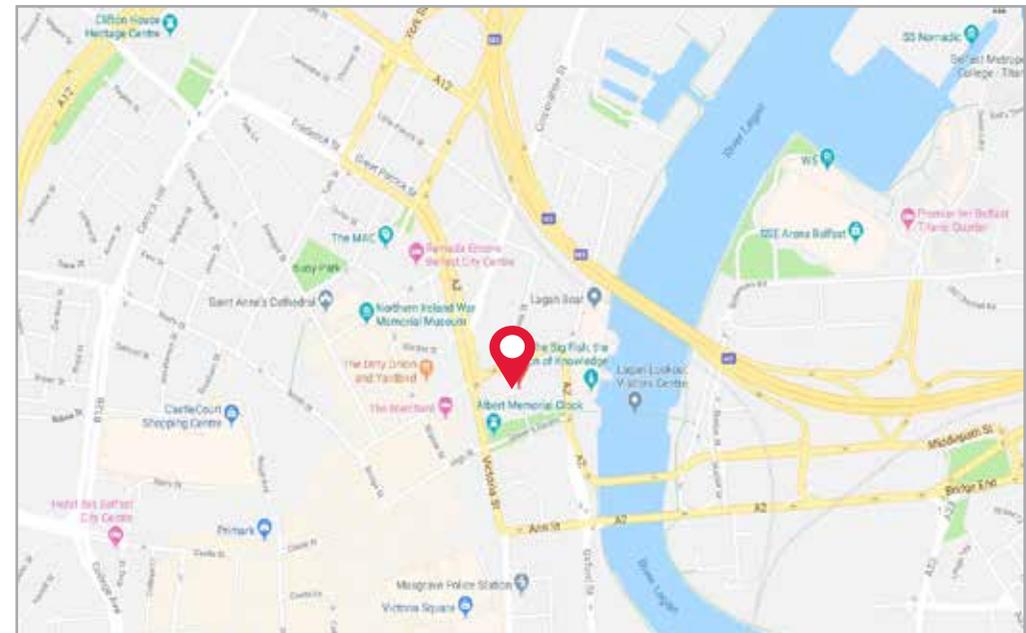
Description

The subject property comprises the ground floor of The Custom House Residence, which is considered one of the premier apartment developments in the city. Externally, the ground floor of the building comprises a marble façade coupled with a fully glazed aluminium framed frontage complete with electric roller shutters. The combination of the marble, stone render and wooden decked façade compliment the already iconic appearance of the building.

The ground floor unit was previously occupied by a restaurant and is partially fitted.



For Indicative Purposes Only



For Indicative Purposes Only

Schedule of Accommodation

	Size Sq Ft	Size Sq M
Ground Floor	2,238	208

Lease Details

Term - By negotiation.

Rent - On application.

Repairs - The tenant is responsible for internal repairs.

Service Charge - The tenant will be responsible for a fair proportion of the service charge to cover the cost of external repairs. The service charge is currently c. £2,500 pa.

Insurance - The tenant will reimburse the landlord with the cost of insuring the property.



For Indicative Purposes Only





For Indicative Purposes Only



Sale Price

On application.

Rates

We have been advised by Land & Property Services of the following:-

Net Annual Value: £22,300

Rate in £ 21/22: £0.543

Rates payable, if applicable: £12,108.90

Value Added Tax

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the prices quoted.

Energy Performance Certificate

The property benefits from an EPC rating of C60 and the Energy Performance Certificate is available upon request.

Viewing Details / Further Information

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

**Lambert
Smith
Hampton**

Kyle Abernethy
07917 335323
kabernethy@lsh.ie

Jonathan Martin
07587 636855
jmartin@lsh.ie

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton January 2021

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.