

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.

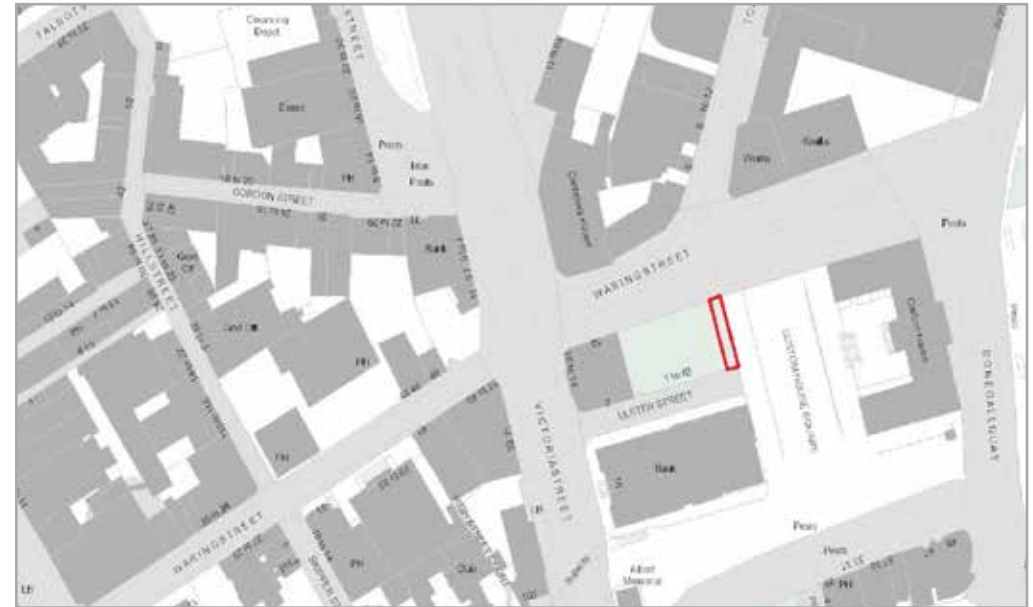
The subject property occupies a highly prominent position on Waring Street, directly opposite the entrance to Tomb Street.

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

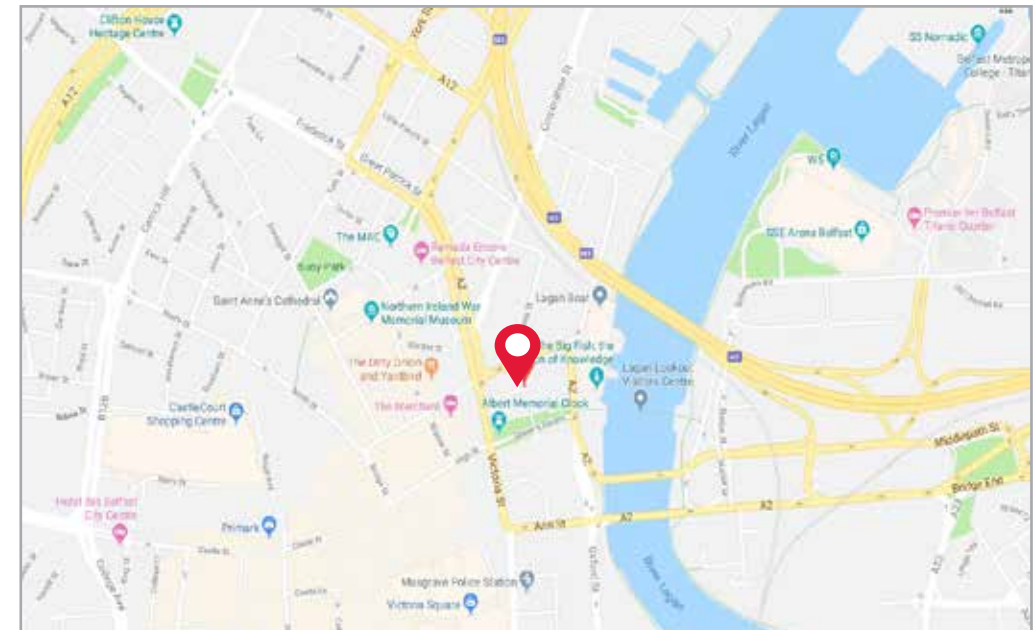
Description

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



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Schedule of Accommodation

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

Lease Details

Term - By negotiation.

Rent - On application.

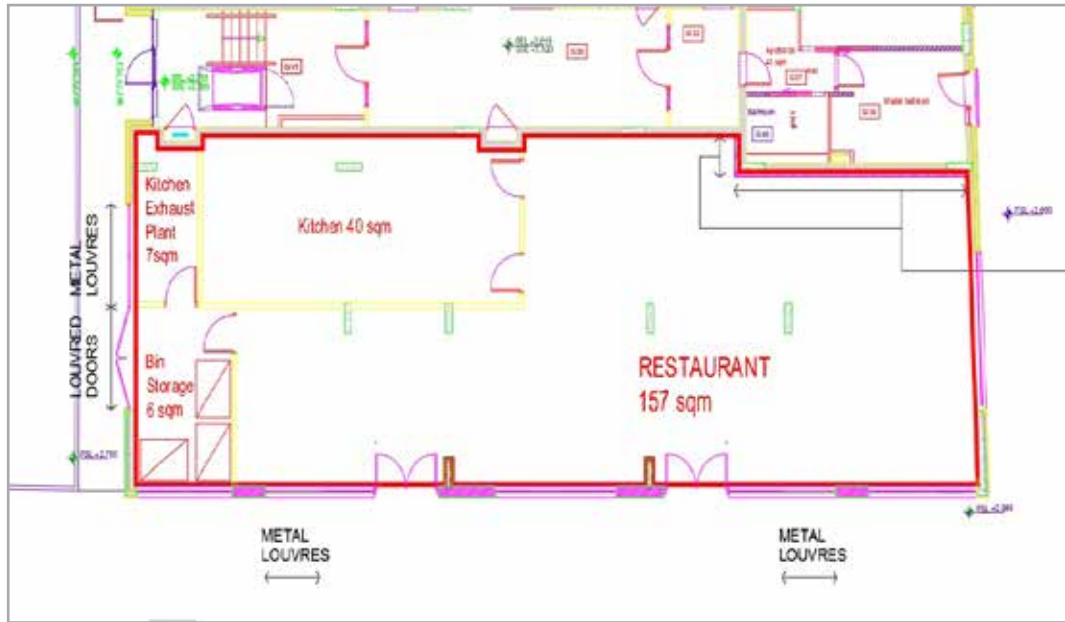
Repairs - The tenant is responsible for internal repairs.

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.



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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

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