

119 Royal Avenue, Belfast, BT1 1FF

## To Let

Office Accommodation extending from approximately 1,847 sq ft - 4,161 sq ft



Lambert  
Smith  
Hampton

## Location

The subject property is located on Royal Avenue, a prime retail and commercial location. The immediate area comprises high quality retail developments including Castlecourt Shopping Centre and St Annes Square thus benefiting from a significant pedestrian flow. The accommodation is easily accessed by both roads, via the Westlink motorway network, and by public transport. The recently refurbished building presents a highly visible building in an excellent city centre location.

## Description

The subject is a prestigious 4 storey terraced building that has recently been refurbished internally and externally with an attractive new front façade. Internally these include a striking contemporary lobby area, well finished shared areas, high specification throughout, a high speed passenger lift, door entry system, and fully fitted DDA compliant WC's on each floors.

The first floor is finished to a high standard to include carpeted flooring, perimeter trunking, heating and cooling air conditioning, intercom system, suspended ceiling, recessed strip lighting and kitchen facilities.

The second floor is finished to a high standard to include wooden flooring, electric heating, intercom system, suspended ceiling, mixture of recessed strip and spot lighting and self contained w/c facilities.

## Schedule of Accommodation

Floor	Sq Ft	Sq M
First Floor	1,847	171.59
Second Floor	2,314	214.98
<b>Total</b>	<b>1,847</b>	<b>171.59</b>

## Lease Details

**Rent** - First Floor - £20,500 pa

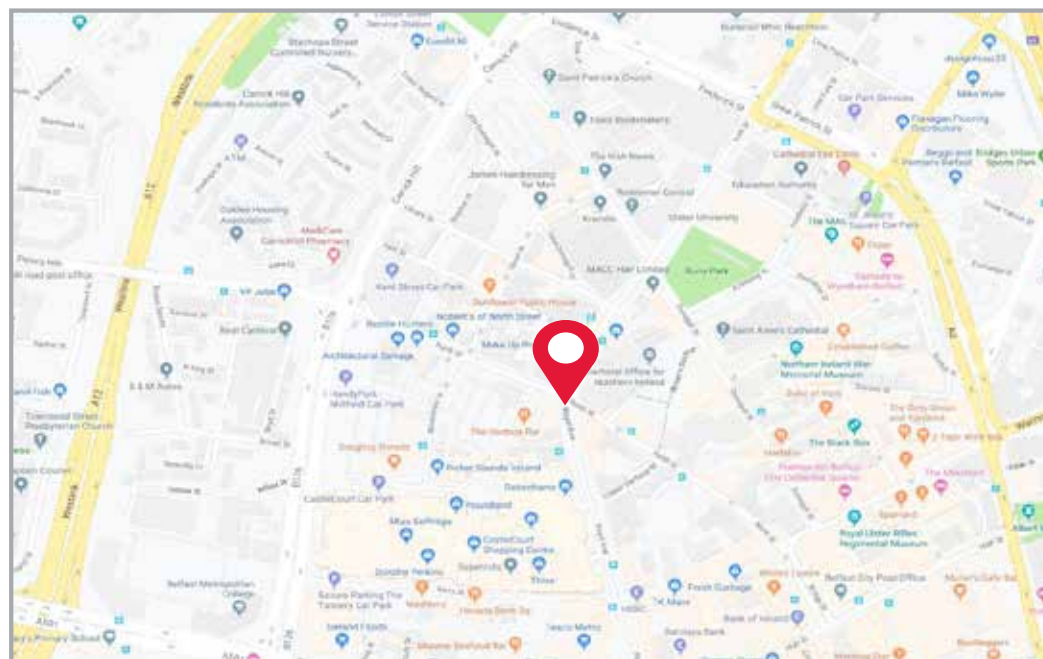
Second Floor - £20,000 pa

**Term** - By negotiation.

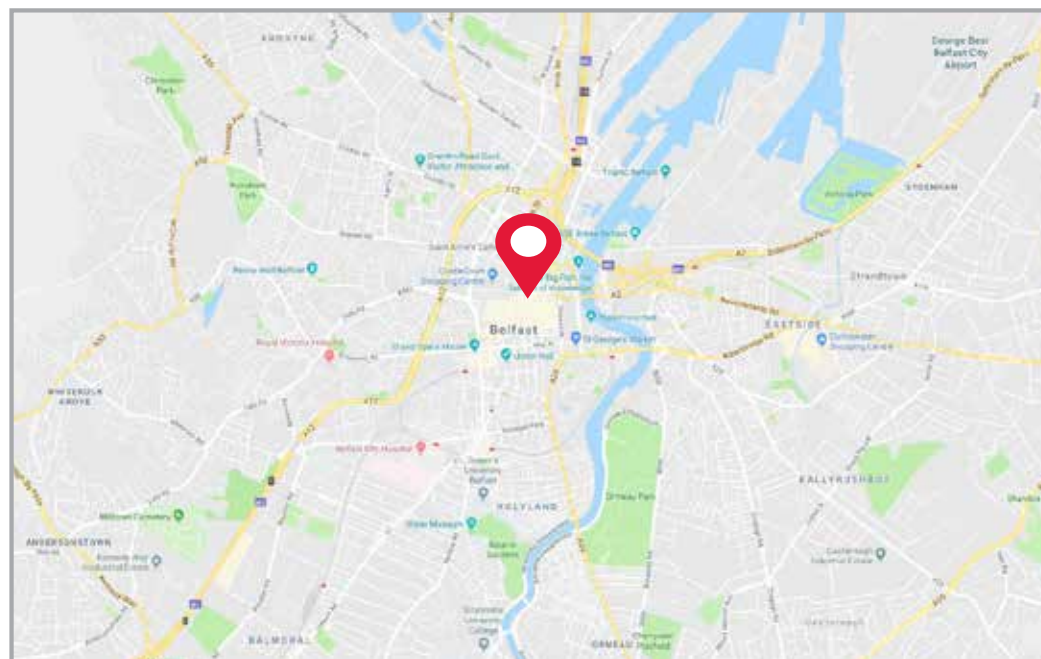
**Repairs** - Tenant responsible for internal repairs.

**Service Charge** - A service charge will be levied to cover a fair proportion of external repairs, maintenance of common areas and management fees.

**Insurance** - The tenant to reimburse the landlord with the cost for insuring the premises.



For Indicative Purposes Only







First Floor



Second Floor



First Floor



Second Floor



First Floor



Second Floor

## Rates

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

### First Floor

Net Annual Value: £17,300

Rate: £ 19/20 - £0.6141

Rates Payable: £10,623.93

### Second Floor

Net Annual Value: £19,300

Rate: £ 19/20 - £0.6141

Rates Payable: £11,852.13

## Energy Performance Certificate

The property benefits from an EPC rating of First Floor D84 and Second Floor B49. A copy of the EPC is available upon request.

## Value Added Tax

The subject premises is elected for VAT, therefore VAT will be payable in addition to the rent.

## Viewing Details / Further Information

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

**Lambert  
Smith  
Hampton**

Tom Donnan  
**028 9026 9238**  
tdonnan@lsh.ie

Kyle Abernethy  
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