

TO LET

GROUND FLOOR OFFICE

65-67 CHICHESTER STREET, BELFAST, BT1 4JD

Campbell
Commercial

028 9024 9024



TO LET GROUND FLOOR OFFICE

65-67 CHICHESTER STREET, BELFAST, BT1 4JD

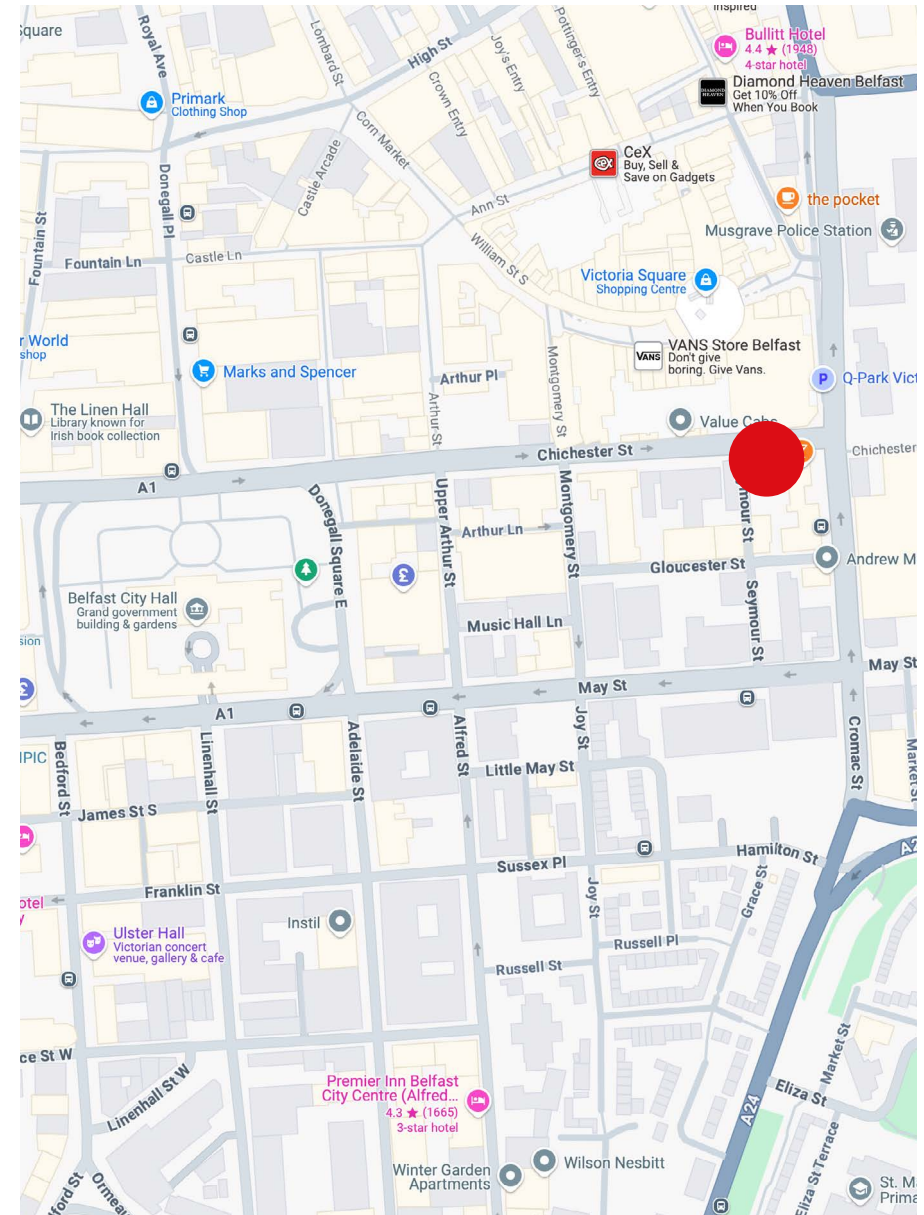
LOCATION

65-67 Chichester Street is located within the heart of Belfast City Centre's legal and business district. The building is situated a short distance from the Laganside Law Courts/Bar Library and directly opposite Victoria Square Shopping Centre. Prominently located on Chichester Street, the subject property is a short distance from Belfast City Hall and the cities public transport hubs. An abundance of both public and private surface and multi-storey car parks are conveniently located within a few minutes' walk.

DESCRIPTION

The building comprises ground and four upper floors of high-quality office accommodation. The ground floor is finished to include plastered and painted walls, suspended ceilings with recessed fluorescent lighting, raised access floors, glazed partitions and full air conditioning.

The suite is arranged with reception area, board room, open plan office, 3 private offices, store and kitchenette.



TO LET GROUND FLOOR OFFICE

65-67 CHICHESTER STREET, BELFAST, BT1 4JD

ACCOMMODATION

The following approximate areas have been calculated as:

| Description | Sq Ft | Sq M |
|--------------|--------------|---------------|
| Ground Floor | 1,925 | 178.83 |
| Total | 1,925 | 178.83 |

LEASE DETAILS

Rent: £32,000 per annum exclusive
 Term: By negotiation
 Repairs: Equivalent to full repairing and insuring terms by way of a service charge
 Insurance: Tenant to reimburse landlord for the cost of the insurance premium
 Service Charge: A service charge will be levied to cover the cost of the maintenance and upkeep of the internal parts of the building, common areas and management costs

NAV

We have been advised by the Land and Property Services that the NAV of the property is £28,000. Giving an annual rates bill of approximately £16,782.14.

VAT

The property is VAT registered and therefore VAT will be charged in addition to the rent and service charge.





For viewing appointments please contact:

Emily Law

07703 809256

emily@campbellcommercial.co.uk

Campbell Commercial

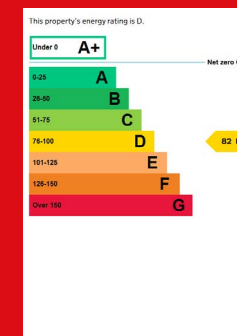
Scottish Provident Building, 7 Donegall Square West, Belfast, BT1 6JH

028 9024 9024

info@campbellcommercial.co.uk

campbellcommercial.co.uk

EPC



Disclaimer - Campbell Commercial (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Campbell Commercial or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Campbell Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Campbell Commercial has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Campbell Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Customer Due Diligence - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksl/2017/692/made> Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Campbell Commercial. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.