



## Modern Office Premises

### Property Highlights

- Situated just off the highly desirable Lisburn Road in south Belfast, its location provides ease of access to the City Centre, motorway network and public transport routes.
- Extending to approximately 1,419 sqft (131.83 sqm) over ground and first floors.
- Finished to a high specification throughout with a fully glazed front elevation offering abundant natural light.

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# TO LET

65 Great Northern Street,  
Belfast,  
BT9 7FL

## Location

The subject property is situated just off the Lisburn Road, a main arterial route in south Belfast, approximately 2 miles from Belfast City Centre. Its location provides ease of access to the City Centre, motorway network and is well served by public transport with Adelaide train station situated within 350 metres.

The Lisburn Road is regarded as one of Northern Ireland's most prestigious and desirable locations with high value housing and an array of bars and restaurants, coffee shops, national retailers, numerous niche retailers, boutiques and services providers.

## Description

A modern, two storey, mid terrace office building beneath a pitched roof with a fully glazed curtain wall front elevation permitting natural light to flood the premises and ample on-street parking to the front.

The ground floor is currently configured to provide a spacious reception area leading to a large office/board room with the first floor providing open plan and private office accommodation. There are kitchen and WC facilities on each floor.

The building is finished to an excellent standard throughout comprising plastered/painted walls & ceilings, recessed ceiling & wall mounted lighting, tile, carpet and laminate floor coverings, part perimeter trunking and floor boxes with an intruder alarm and gas heating.

## Accommodation

The premises provides the following approximate areas:

Description	Sq Ft	Sq M
Ground Floor	768	71.35
First Floor	651	60.48
<b>Total</b>	<b>1,419</b>	<b>131.83</b>

## Lease Details

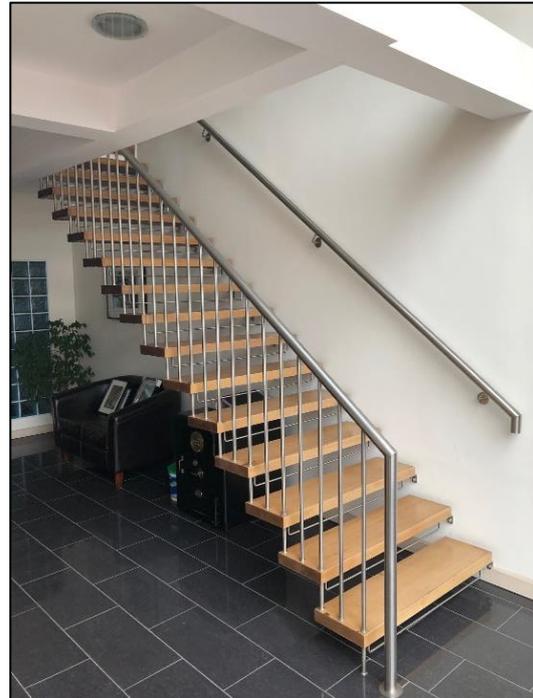
<b>Term</b>	By Negotiation.
<b>Rent</b>	£16,000 per annum exclusive, subject to contract.
<b>Repairs</b>	Tenant is responsible for all internal and external repairs and maintenance to the property.
<b>Buildings Insurance</b>	Tenant to reimburse the Landlord in respect of the premium. Approx. £245 per annum exclusive.

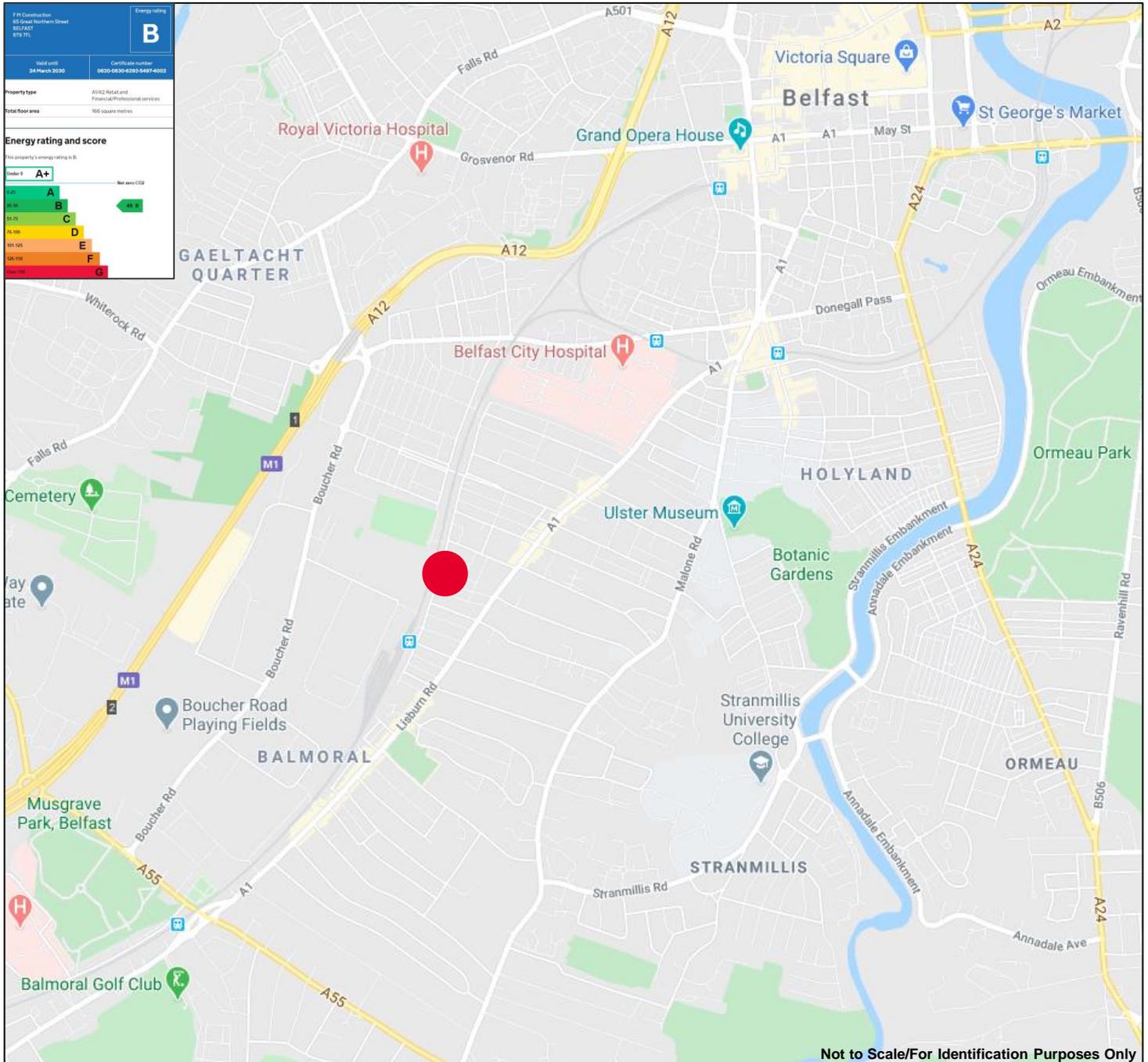
## Rates

We are advised by Land & Property Services that the NAV of the property is £8,800, resulting in rates payable for 2023/24 of c. £4,029 after SBRR.

## VAT

We understand that the property is not currently VAT Registered.





Not to Scale/For Identification Purposes Only

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