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**FRAZER
KIDD**

TO LET

THIRD FLOOR, ST GEORGE'S HOUSE, 99/101 HIGH STREET
& 2 CHURCH LANE, BELFAST, BT1 2AG



Summary

- Office Suite c.850 sq ft (78.96 sq m)
- This attractive office suite will be ready for immediate occupation.

Accommodation

Third Floor

Office Area/Kitchen/Toilets	850 sq ft	(78.96 sq m)
Total Area Available	850 sq ft	(78.96 q m)

Lease

By negotiation.

Repairs

The tenant is responsible for repairs including windows and doors.

Description

The office accommodation has been finished to a high standard to include suspended ceilings, textured wall finishes and a modern heating system.

The building also benefits from a passenger lift serving all floors.

Service Charge

A service charge will be payable in respect of the cleaning and lighting of the common areas, also expenses relating to the passenger lift, alarm system, insurance, inspections, maintenance and external repairs.

Rent

Offers invited in the region of £8,000 per annum.

Management Fees

The tenant will be responsible for payment of the Landlord's management fee calculated at 5% of the rent plus VAT.

Insurance

Tenant is responsible to reimburse the Landlord with the amount of the insurance premium.

VAT

The building is not VAT registered.

NAV

Third Floor: £7,650 approx.

Rates Payable

We have estimated the rates payable to be in the region of:-

Rate in £: £0.58260lp (2017)

Rates payable: £4,456 approx.

Viewing

Strictly by appointment with the Sole Selling Agents:

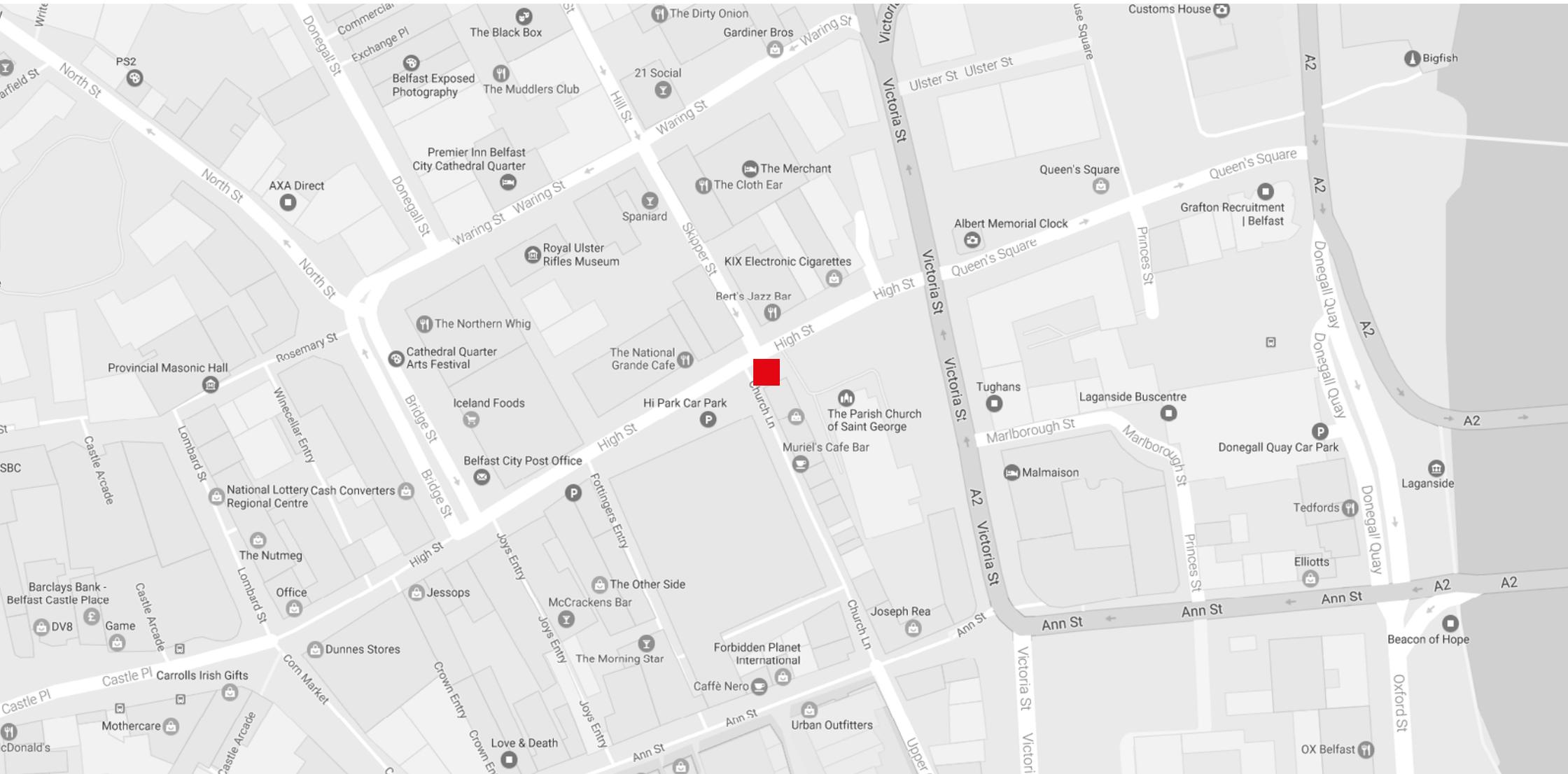
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