

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



Summary

The subject building is situated in a prominent location at the junction where High Street meets Church Lane in Belfast City Centre, very close to the Cathedral Quarter, Laganside Bus Station and also within close proximity to the Law Courts. Two offices are available 'To Let', both of which are of open plan in nature finished to a high specification.

Accommodation

First Floor:	850 sq ft	(78.97 sq m)
Third Floor:	850 sq ft	(78.97 sq 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

First Floor: Offers invited in the region of £8,000 per annum
Third Floor: 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.

Rates

NAV:	First Floor: £7,600 Third Floor: £7,650
Rate in £ (2019-2020):	0.614135
Rates Payable:	First Floor: £4,667 per annum Third Floor: £4,698 per annum

These properties may be eligible for a 20% reduction in the rates payable due to the Small Business Rates Relief Scheme. We recommend that interested parties verify this, however, with Land & Property Services (Tel: 0300 200 7801).

Viewing

Strictly by appointment with the Sole Letting Agents:

Frazer Kidd

T: 028 9023 3111

E: mail@frazerkidd.co.uk





**FRAZER
KIDD**

For further information please contact:

Stephen Reid

M: 07775 924283

E: stephenr@frazerkidd.co.uk

Telfair House,
87/89 Victoria Street,
Belfast, BT1 4PB
T: 028 9023 3111
F: 028 9024 4859
E: mail@frazerkidd.co.uk
W: www.frazerkidd.co.uk

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