

TO LET - OWN DOOR COMMERCIAL BUILDING

42A GREAT VICTORIA STREET, BELFAST, BT2 7BA



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Summary

- Prime location situated directly opposite the Europa Hotel.
- Own door commercial premises comprising of c. 926 Sq Ft over 1st, 2nd & 3rd floors.
- Suitable for an array of professional office users e.g. solicitors, accountants, architects, IT, etc.
- The property benefits from a range of amenities situated on its doorstep to include Starbucks, Boojum, Europa Hotel, Tesco Express and The Crown Bar.

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Location

Prominent office premises situated on Great Victoria Street, served by excellent transport links including the M1/M2/M3, Westlink and City Centre routes, all of which are easily accessible.

Conveniently positioned in the City Centre, within a short walking distance of the Europa Bus Centre, Great Victoria Street Train Station, several public and private car parks along with many well-known cafes and restaurants.

Description

Own door commercial premises comprising of c. 926 Sq Ft over 1st, 2nd & 3rd floors with its own self-contained ground floor entrance with electric roller shutter door.

The property benefits from an extremely prominent frontage onto great Victoria Street, directly opposite the Europa Hotel and Bus Centre.

Rent

Inviting offers in the region of £6,000 per annum.

Rates

NAV: £6,700

Rate in £ (2021-2022): 0.543147

Rates Payable: £3,639.08 per annum

*This property should be eligible for a 20% reduction in rates payable due to the Small Business Rates Relief Scheme. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

VAT

All figures quoted are exclusive of VAT, which may be payable.

Accommodation

The property comprises of the following approximate Net Internal Areas: -

First Floor	Sq Ft	Sq M
Rear Office	57	5.27
Office	387	35.96
Second Floor		
Office	323	30.00
Kitchen	34	3.16
WC/WNB		
Third Floor		
Store	125	11.59
WC/WHB		
Total Area	926	85.98

Service Charge

The tenant to be responsible for payment of a service charge in connection with the landlord's outgoings to include the upkeep, maintenance, and repair of the exterior of the building and any common areas, plus repayment of the landlord's insurance premium and agent's management fees.

Lease

Length of lease by negotiation.

Viewing

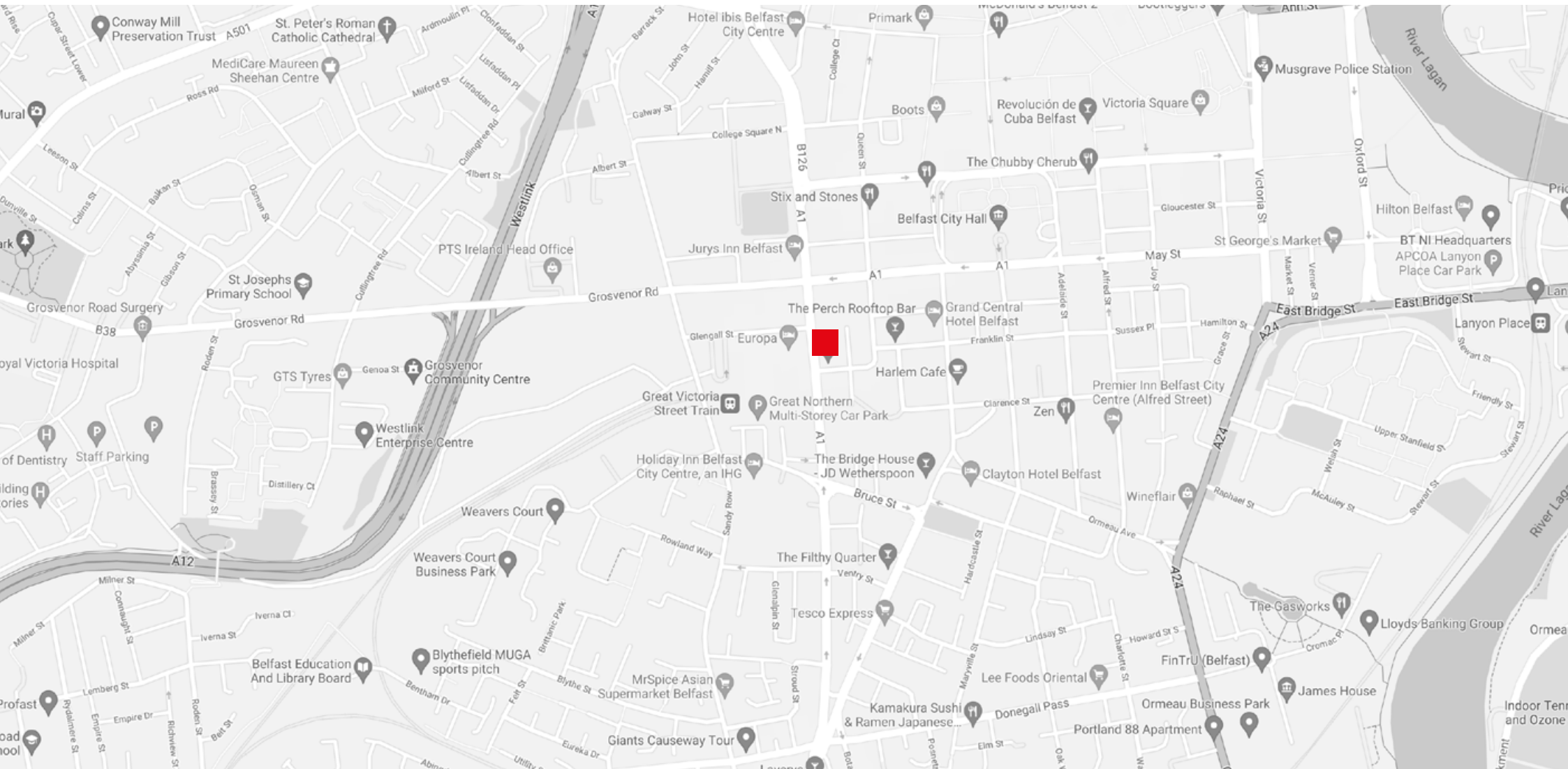
Strictly by appointment with the Sole Letting Agents:

Frazer Kidd

T: 028 9023 3111

E: mail@frazerkidd.co.uk

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EPC



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