



For Sale Office Investment

2nd Floor, Lesley Suites, 2-12 Montgomery Street,
Belfast BT1 4NX



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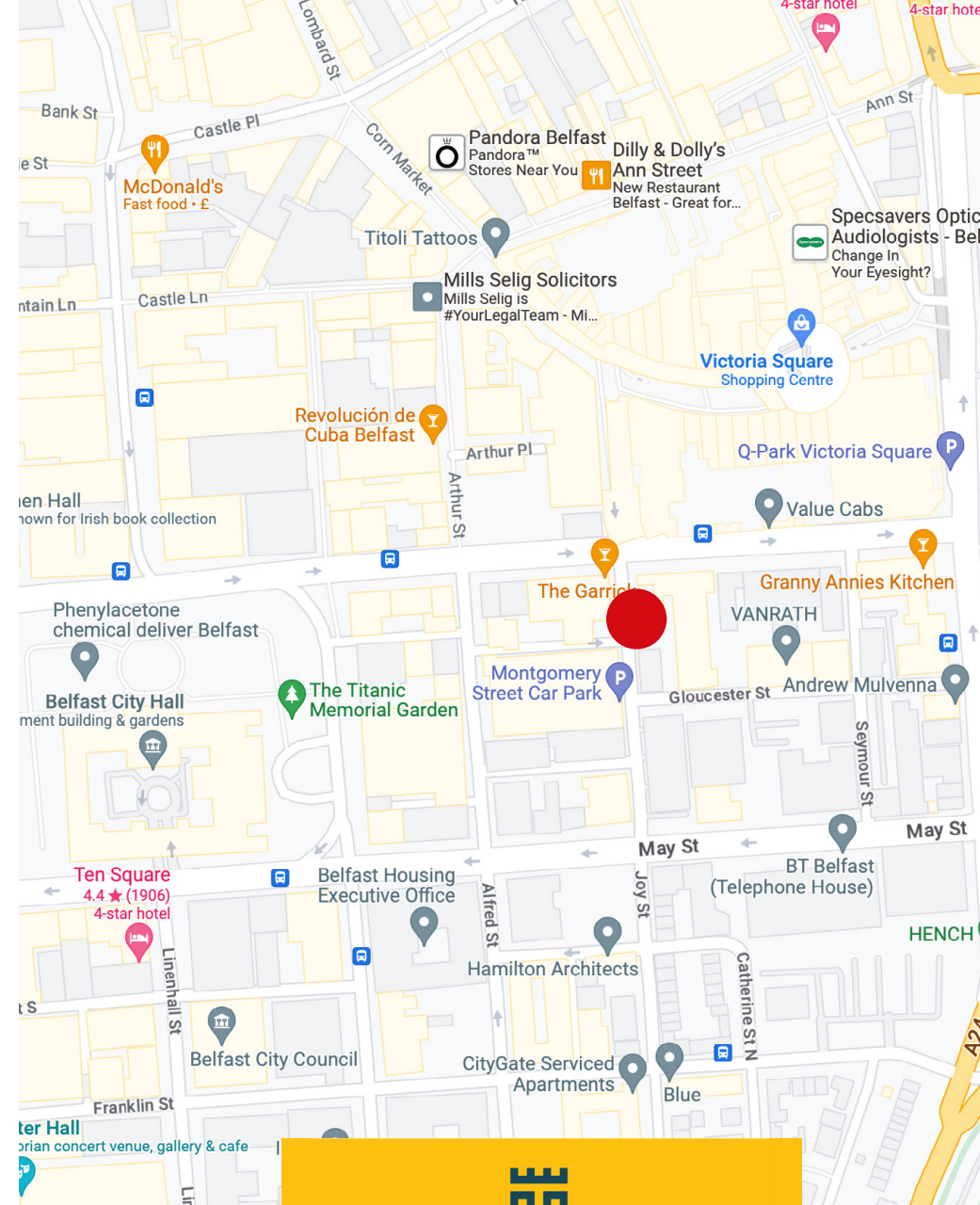
028 90 500 100

DESCRIPTION / LOCATION

- Lesley Suites is a purpose built office building completed in 2003 and provides ground floor retail space together with 7 upper floor office suites.
- Public transport links are close by whilst there are numerous public car parks within close proximity including 800 spaces at Victoria Square and 472 spaces at the adjacent NCP Montgomery Street Multi-Storey.
- Montgomery Street is located between Chichester Street and May Street within the heart of Belfast's central business district. Donegall Place and Victoria Square Shopping Centre, the principal retail destinations, are all within easy walking distance.
- Occupiers within the building include RJW Law, Johnson Houston, Artemis Human Capital, Vickerstock and Dream.

SPECIFICATION

- Carpeted Floors
- Intercom system with controlled access
- Plastered and painted walls
- Passenger lift (10 persons capacity)
- Perimeter and floor trunking
- Fitted kitchen
- Suspended ceilings with recessed lighting
- Accessible WC
- Gas central heating



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Communal Entrance Lobby		
Second Floor	Office Sub-divided as follows: Reception, Boardroom, Open plan office, 7 no. Private Offices, Fitted Kitchen and Male & Female wc's	190	2,045

LEASE DETAILS

Tenant:	Jennifer Moffett, Claire Devlin, Mark Hatt and Lisa Mulholland practising as PR Hanna Solicitors.
Term:	5 years from 15th July 2022
Rent:	£23,500 per annum exclusive.
Break Clause:	Tenant has an option to terminate the agreement at the expiry of the third year, subject to 6 months prior written notice.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a proportionate part of the buildings insurance premium.
Service Charge:	Levied to cover a fair proportion of the Landlord's costs of external maintenance and repairs to the building, electric and cleaning of the common areas and agents management fees.

RATES INFORMATION

We understand that the property has been assessed for rating purposes, as follows:-

NAV = £29,400

Rate in £ 2024/25: 0.599362

Rates Payable 2024/25: £17,621

Interested Parties should make their own enquiries with Land & Property Services.

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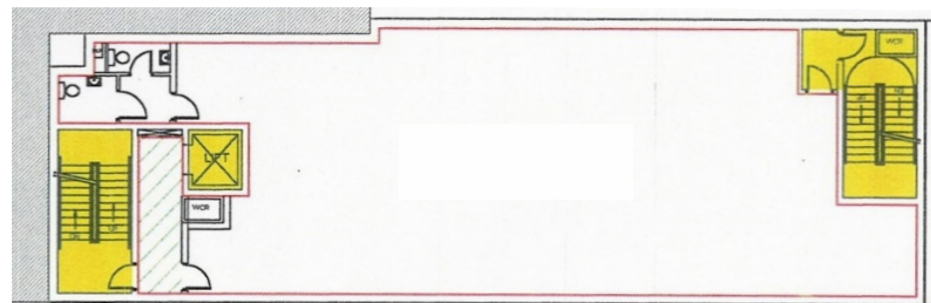
Long Leasehold, subject to a nominal ground rent.

VAT

The property is registered for VAT.

PRICE

We are seeking offers in excess of £325,000, exclusive of Value Added Tax.



Not To Scale. For indicative purposes only.

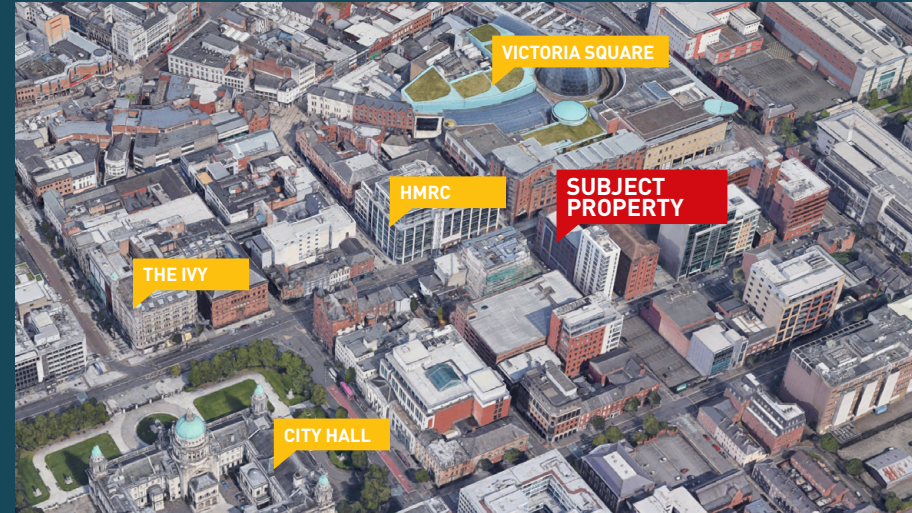
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EPC

Awaiting EPC



CONTACT

For further information or to arrange a viewing contact:

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