

TO LET

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS



02890 500 100

FIRST FLOOR OFFICES

**1 FITZWILLIAM
STREET
BELFAST
BT9 6AW**

**c. 42m² (450 ft²)
SUMMARY**

- Prominent Location opposite Queens University
- Suitable for a variety of small businesses



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**McKIBBIN COMMERCIAL
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CHARTERED SURVEYORS**

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DESCRIPTION

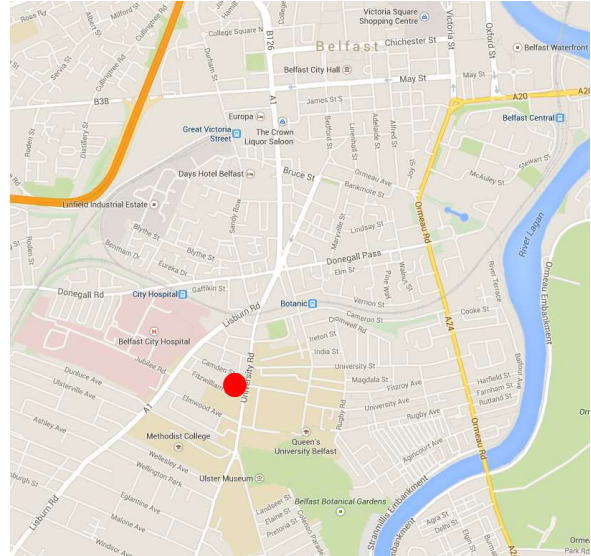
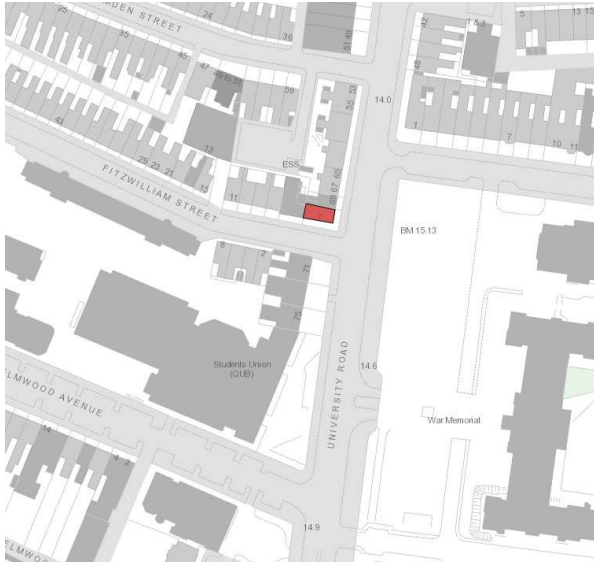
- The subject premises is an attractive Grade B listed building which occupies a prominent location on Fitzwilliam Street at its junction with University Road.
- The premises comprises two offices which are finished to include carpeted floors, plastered and painted walls and ceilings with recessed high efficiency bulbs and gas fired central heating.
- A unique opportunity to acquire offices directly facing Queen's University in South Belfast, approximately 0.5 miles from Belfast City Centre.
- The property retains many of its original features including sliding sash windows, high ceilings and original fireplaces.

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McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are give notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

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FIRST FLOOR OFFICES 1 Fitzwilliam Street, Belfast



LEASE DETAILS

Term:

Negotiable, subject to a minimum of 3 years.

Rent:

£6,500 per annum, exclusive.

Repairs & Insurance:

Tenant responsible for internal repairs and reimbursements of a fair proportion of the building insurance premium.

Service Charge:

Levied to cover a fair proportion of external repairs and upkeep of communal areas.

ACCOMODATION

First Floor	Area
Office 1	c. 25.74m ² (277ft ²)
Office 2	c. 15.98m ² (173ft ²)
WC	
Total Net Internal Area	Approx. 41.72m² (450ft²)

RATEABLE VALUE

NAV = £3,200
Rate in £ 2021/22 = 0.543147
Rates payable 2021/22 = £1,304 (including 25% Small Business Rates Relief)

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to, Value Added Tax.

EPC

