



TO LET

REFURBISHED UPPER FLOOR COMMERCIAL SPACE

**LESLEY COURT
24 ANN STREET
BELFAST
BT1 4EF**

c. 72 m² (777 ft²) –
235 m² (2,530 ft²)

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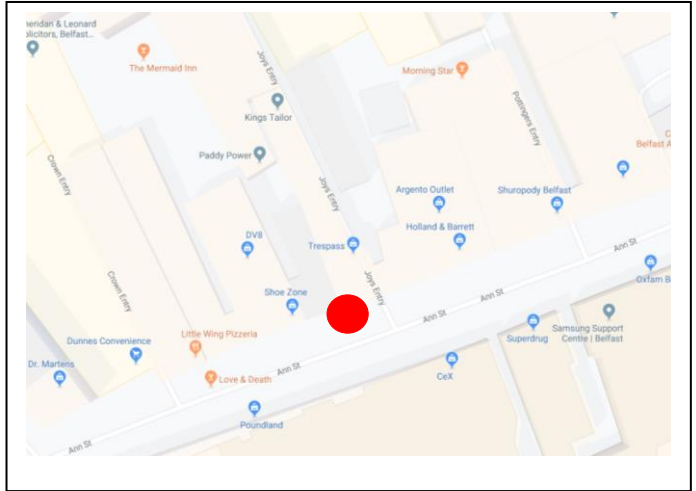


- The available space consists of first, second and third floors which benefit from both stair and lift access. The property is to be refurbished to include carpeted floors, suspended ceilings with LED lights, toilet facilities on each floor and kitchen facility on first floor.
- The property is located on Ann Street, a short distance from its junction with Corn Market. The upper floors are accessed via a dedicated entrance off Wilson's Court.
- Occupiers in the immediate vicinity include Poundland, Little Wing Pizza, Holland and Barrett and Trespass. Victoria Square is a short walk away, while the city's main transport links are readily accessible.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given 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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Refurbished Upper Floor Commercial Space 24 Ann Street, Belfast, BT1 4EF



LEASE DETAILS

Term:
Flexible.

Rent:
£10 per sq ft.

Repairs:
Effective full repairing Lease
via service charge.

Insurance:
Tenant will be responsible for
a fair proportion of insurance.

Service Charge:
Levied to cover a fair
proportion of the cost of
external repairs and other
reasonable outgoings of the
Landlord.

ACCOMMODATION

The property can either be let on a floor by floor basis or in its entirety.

	Area
First Floor	– c. 72 m ² (777 ft ²)
Second Floor	– c. 79 m ² (853 ft ²)
Third Floor	– c. 85 m ² (900 ft ²)
TOTAL	– c. 235 m² (2,530 ft²)

RATES INFORMATION

Offices 1st – 3rd floor
NAV £21,500
Rate in £ 2021/22 = 0.543147
Rates payable 21/22 = £11,677 p.a.
or approx. £3,503 p.a. per floor

VAT

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

EPC

