



For Sale/To Let Superb Office Suite

10th Floor, Suite 75, Victoria Place,
20 Wellwood Street, Belfast BT12 5GE

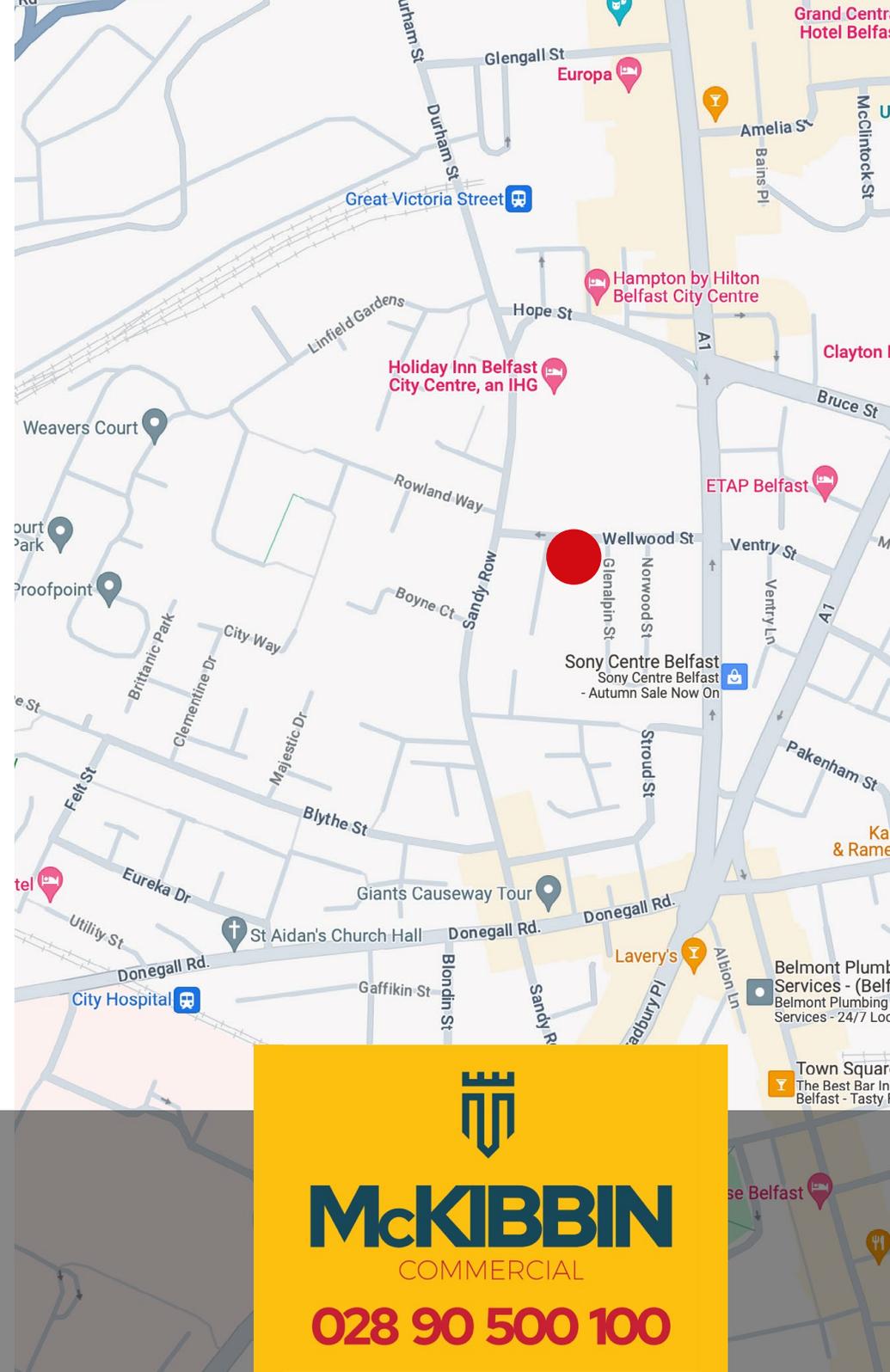


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LOCATION/DESCRIPTION

- Victoria Place is an excellent mixed use development, located just off Great Victoria Street in Belfast City Centre, in a highly accessible location to Belfast's Motorway network and central business district.
- The suite has recently been refurbished to a high standard and is ready for immediate occupation with minimal ingoing expenditure. It benefits from an attractive aspect overlooking Belfast.
- One on site car parking space, per suite and on site gym access included.



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ACCOMMODATION

Description	Sq M	Sq Ft
Suite 75	116	1,250
Outside Balcony		

LEASE DETAILS

Term:	Minimum of 5 years.
Rent:	£15,000 per annum.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a proportionate part of the buildings insurance premium.
Service Charge:	c. £1,500 per annum to cover all landlord's reasonable outgoings such as external repairs, cleaning and lighting of common areas etc.

SALE DETAILS

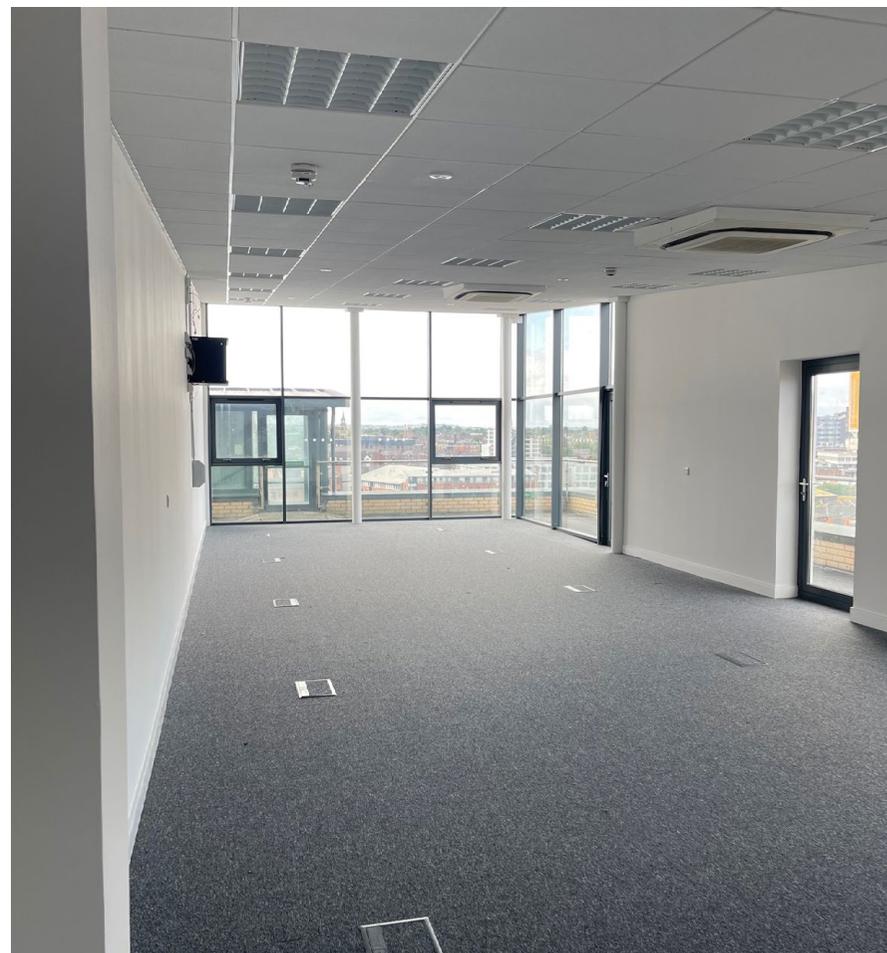
Purchase Price:	£175,000.
Title:	Long Leasehold, subject to a nominal ground rent.
Service Charge:	An annual service charge is levied to cover external repairs, cleaning and lighting of common areas etc. of c. £1,500 p.a.

RATES INFORMATION

NAV
Suite 75 = £10,800
Rate in £ 2023/24 = 0.572221
Rates payable 23/24 = £4,943.98
(inc 20% Small Business Rates Relief)

VAT

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



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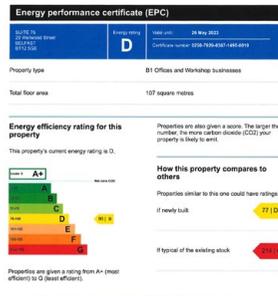
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EPC



CONTACT

For further information or to arrange a viewing contact:

Michael Hopkins
mph@mckibbin.co.uk

McKibbin Commercial Property Consultants
Chartered Surveyors

Callender House, 58-60 Upper Arthur Street, Belfast BT1 4GJ
02890 500 100
property@mckibbin.co.uk
www.mckibbin.co.uk

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