

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



FOR SALE

**CITY CENTRE OFFICE
INVESTMENT**

**3RD FLOOR
9 CLARENCE STREET
BELFAST
BT2 8DY**

c. 195.35 M² (2,102 FT²)

CONTACT:

Ryan McKenna

E: rmck@mckibbin.co.uk

**McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS**

Callender House,
58-60 Upper Arthur Street,
Belfast BT1 4GJ

T: 02890 500100
F: 02890 500101
E: property@mckibbin.co.uk



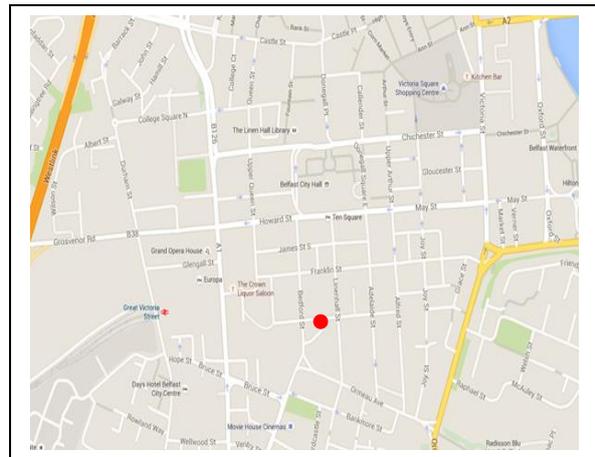
- Commercial premises occupying a prominent location at the junction of Linenhall Street West and Clarence Street, just off Linenhall Street in Belfast City Centre.
- The property is within easy walking distance of the main shopping district and benefits from its close proximity to public transport routes and public car parking.
- Comprises part third floor office suite let to Cleaver Fulton Rankin Limited until 30th April 2028, at a annual rent of £15,000 per annum, exclusive which is subject to review in May 2025.

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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.

FOR SALE

CITY CENTRE OFFICE INVESTMENT 3rd Floor, 9 Clarence Street, Belfast



LEASE DETAILS

Lessee:

Cleaver Fulton Rankin Limited.

Term:

12 years and 6 months from 1st November 2015.

Rent:

£15,000 per annum.

Rent Reviews:

1st May 2025

Repairs & Insurance:

Tenant responsible for internal repairs and 25% of the building insurance premium for the entire building.

Service Charge:

Levied to cover 25% of the Landlord's and Head Landlord's costs with regards to the exterior of the building and 33.3 % of the Head Landlord's costs of cleaning, repair and decoration of the common areas.

ACCOMMODATION

Ground Floor	Communal entrance from Clarence Street
3 rd floor Open Plan Office	c. 122.80 m ² (1,321 ft ²)
Private Office	c. 5.80 m ² (62 ft ²)
Kitchen	c. 10.00 m ² (108 ft ²)
Office	c. 47.30 m ² (509 ft ²)
Office/Store	c. 9.50 m ² (102 ft ²)
Total 3rd floor Area	c. 195.35 m² (2,102 ft²)

TITLE

999 year lease, subject to a nominal ground rent.

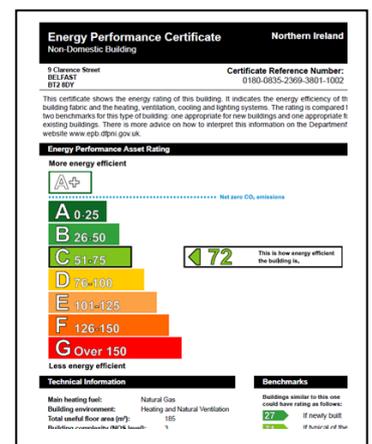
VAT:

The property is not registered for Value Added Tax.

PRICE:

Offers in excess of £187,500, exclusive

EPC



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