



**TO LET**  
**SUPERB 3RD FLOOR OFFICE**  
**THE POTTHOUSE**  
**1 HILL STREET, BELFAST**  
**C. 1150 SQ.FT**

**HUGHES**

COMMERCIAL

PROPERTY CONSULTANTS

## LOCATION

THE POTTHOUSE IS PROMINENTLY LOCATED IN THE HEART OF CATHEDRAL QUARTER, NOW WIDELY REGARDED AS THE CULTURAL CENTRE OF BELFAST WITH IT'S MANY RESTAURANTS, BARS AND HOTELS.

IN ADDITION, THE NEW ULSTER UNIVERSITY CAMPUS NOW BOAST 12,500 STUDENTS

CATHEDRAL QUARTER IS ONLY A 5 MINUTE WALK FROM THE PRIME RETAILING AREAS OF THE CITY CENTRE AND EXCELLENT ROAD LINKAGES PROVIDE EASY ACCESS FOR CLIENTS AND STAFF.

## DESCRIPTION

THIS MODERN THIRD FLOOR OFFICE SUITE PROVIDES EXCELLENT ACCOMMODATION AND IS SUITABLE FOR A WIDE VARIETY OF OCCUPIERS. FINISHES INCLUDE

- ▶ SUSPENDED CEILINGS
- ▶ RECESSED LED LIGHTING
- ▶ CARPETS
- ▶ PLASTERED AND PAINTED WALLS
- ▶ KITCHEN
- ▶ LPHW GAS CENTRAL HEATING
- ▶ BOARD ROOM.



**ACCOMMODATION**

**NET INTERNAL AREA** 107 sq.m ( 1150sq.ft)

**LEASE DETAILS**

**TERM.** BY NEGOTIATION.

**RENT** £18 PSF.

**REPAIRS** TENANT RESPONSIBLE FOR INTERNAL REPAIRS.

**SERVICE CHARGE** THE TENANT SHALL PAY A PROPORTIONATE AMOUNT OF THE COSTS RELATING TO THE REPAIR AND MAINTENANCE OF THE EXTERIOR, UPKEEP OF COMMON AREAS ETC.

**NAV** £13,500. RATE IN £ FOR 2024/2025 IS 0.599

A DISCOUNT OF 20% MAY BE AVAILABLE UNDER THE SMALL BUSINESS RATES RELIEF SCHEME. (PROSPECTIVE OCCUPIERS SHOULD MAKE THEIR OWN ENQUIRIES REGARDING THIS.)

**EPC** EPC CERTIFICATE IS AVAILABLE UPON REQUEST.

**VAT** ALL PRICES, RENTS AND OUTGOINGS ARE SUBJECT TO VAT.



ULSTER UNIVERSITY

SAINT ANNE'S SQUARE

SAINT ANNE'S CATHEDRAL

THE POTTHOUSE

Waring St

Dunbar Link

Donegall Quay

M3

A2

Albert Square

Custom House Square

Ulster St

Queen's Square

Victoria St

Skipper St

Hill St

Commercial Ct  
Exchange Pl

Donegall St

Writer's Square

Church St

William St

Library St

Edward St

Academy St

St

Lower Garfield St

North St

St

Br

h St

CONTACT - CIARAN HUGHES

EMAIL - [CIARAN@HUGHESCOMMERCIAL.CO.UK](mailto:CIARAN@HUGHESCOMMERCIAL.CO.UK)

MOBILE 07712 894249

**HUGHES**  
COMMERCIAL

PROPERTY CONSULTANTS

[ciaran@hughescommercial.co.uk](mailto:ciaran@hughescommercial.co.uk)

**02890 918 257**

[www.hughescommercial.co.uk](http://www.hughescommercial.co.uk)

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