

**TO LET**



## First Floor Office Accommodation c.870sq.ft (80.82 sq.m)

121-123 Sandy Row  
Belfast  
BT12 5ET

- Prominent location on the busy Sandy Row.
- Close to Belfast City Centre.
- May be suitable for various uses, subject to any planning or other consents which may be required.

## LOCATION

The property is located on the busy Sandy Row, within a short walk of both Belfast City Centre and the Lisburn Road. The subject property benefits from convenient access to the M1 motorway network, and its close proximity to the Europa bus and rail station.

There is on street parking and a number of surface and multi-storey carparks in the vicinity.

## DESCRIPTION

The accommodation is located at 1<sup>st</sup> floor level with own door access from Maxwell Street.

The suite is presently partitioned to provide 4 No. offices, fitted to include plaster / painted walls, suspended ceilings with recessed lighting and carpet floor covering.

Kitchen and WC facilities are also contained within.

## ACCOMMODATION

The accommodation extends to approx. 870 sq.ft

## LEASE DETAILS

Rent: £4,950 p.a.

Term: Subject to negotiation.

## SERVICE CHARGE

A service charge is payable to include a contribution towards maintenance of common areas and external repairs.

## INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium.

## VAT

All costs are exclusive of VAT, which may be applicable.

## RATES

We are advised by Land & Property Services that the Net Annual Value of the property is £5,750

The current commercial rate in the pound is £0.599362 (2024/25).

We understand the property may be eligible for Small Business Rates Relief of 20%.

Interested parties are advised to make their own enquiries in respect of rates.

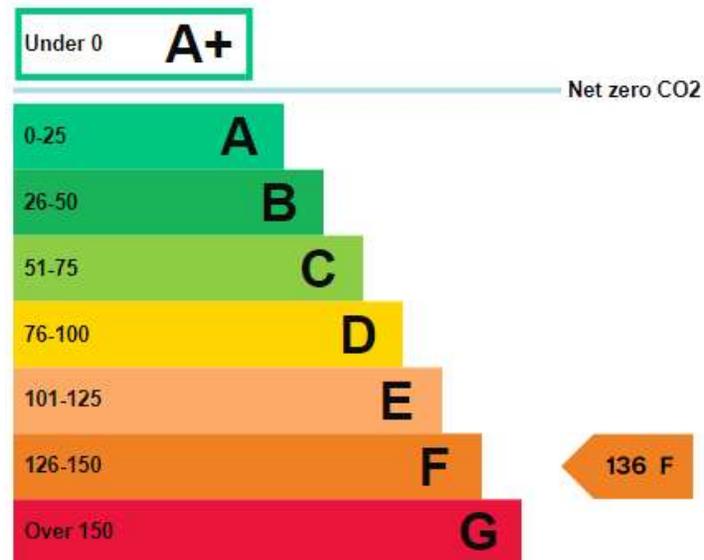
## EPC

The property has an energy performance rating of F136.

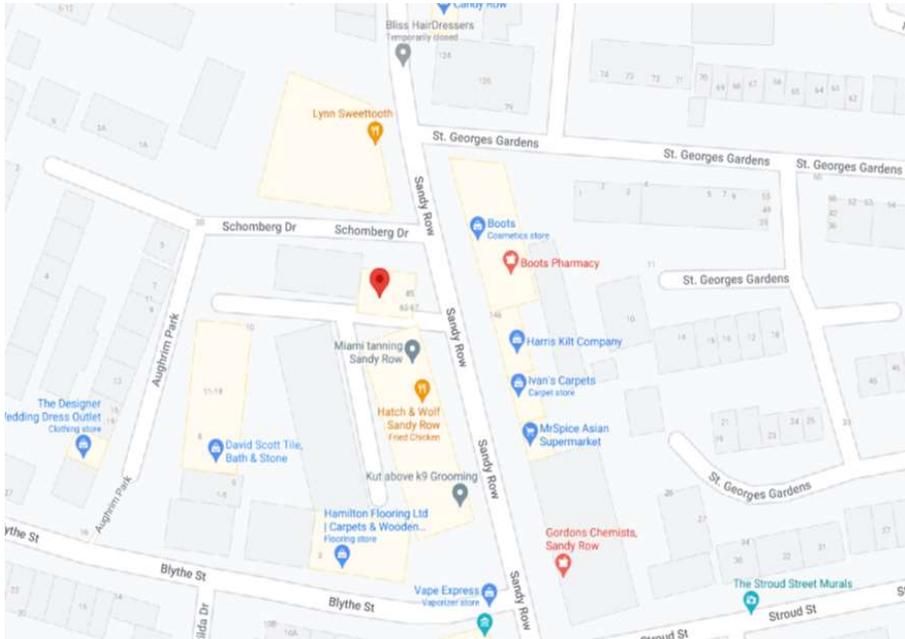
The full certificate can be made available upon request.

## Energy rating and score

This property's current energy rating is F.



## LOCATION



### Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

<http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Chartered Surveyors. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

## VIEWING

For further information or to arrange a viewing, please contact:

# McConnell



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