



**Instinctive
Excellence
in Property.**

To Let

**Excellent Retail Unit
c.937 sq ft (c. 87 sq m)**

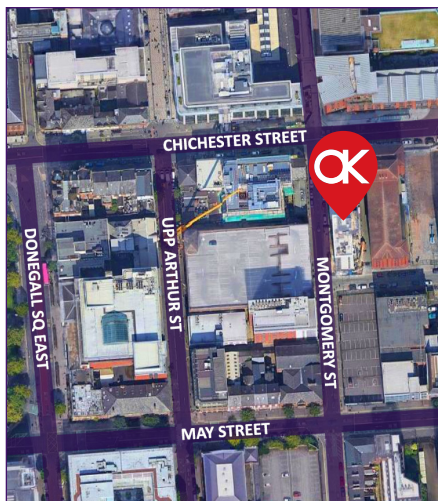
Unit 2 Lesley Suites
2-12 Montgomery Street
Belfast
BT1 4NX

RETAIL

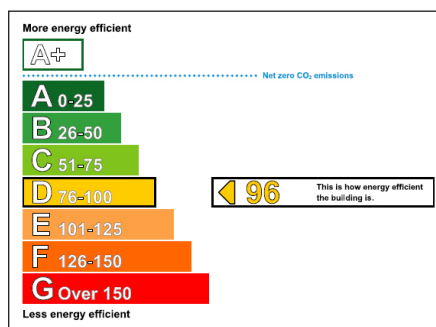


RETAIL

Location Map



EPC



Location

The subject premises are situated on Montgomery Street, a prime city centre location approximately 0.5 km from Belfast City Hall. The unit benefits from excellent public transport links with Glider and bus services being readily accessible, whilst the main transport hubs are a short walk away.

The area has seen significant development recently with the construction of the c.110,000 sq ft HMRC headquarters. Additionally a development of 36 apartments known as FX is located next door and is due for completion shortly.

The unit is located in a prime retail and office location with neighbouring occupiers to include Rubys Café, MPA Recruitment, Lisney Estate Agents and Ross's Café.

Description

The unit provides modern city centre accommodation and is finished to a good standard to include:-

- Plaster painted walls.
- Suspended ceiling.
- A range of spot lighting.
- WC facilities.
- Glazed window shop front.
- Electric roller shutter access.

Landlord will consider carrying out work based on the needs of individual tenant requirements.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Unit 2	937	87

Rates

We have been advised by the Land and Property Services of the following for the property:

Net Annual Value: £12,200

Rate in the £ for 2020/2021: 0.538166

VAT

All prices, rentals and outgoings are exclusive of VAT.

Lease Details

Term:	Negotiable
Repairs:	Full repairing and insuring via service charge
Rent:	On application

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MISREPRESENTATION ACT 1967

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