



**Instinctive
Excellence
in Property.**

To Let

By Way of Assignment

Prime City Centre Office Suite

20 May Street
Belfast
BT1 4NL

OFFICE



To Let

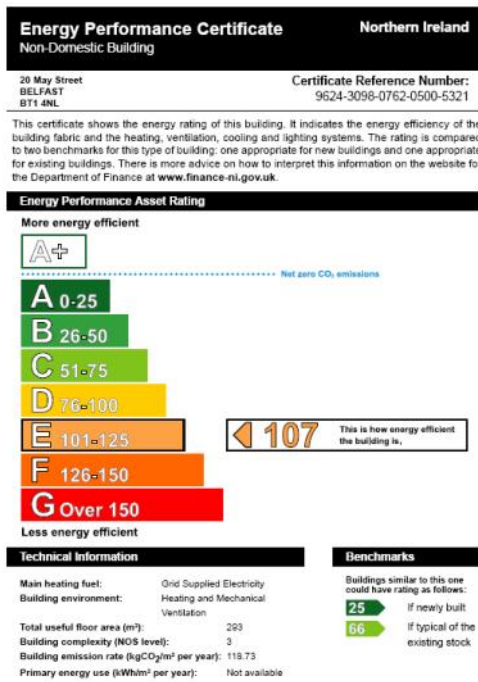
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Prime City Centre Office Suite

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BT1 4NL

OFFICE

EPC



Location

This property is located on May Street in the heart of Belfast City Centre and is only a two minute walk from Belfast City Hall. The surrounding location is made up of both commercial and residential property with uses to include accommodation, retail space and a number of high quality apartment blocks. Occupiers within the surrounding area include; Ross's Auctioneers, Kennedy Recruitment, Choice Housing and Ulster Bank.

Description

Forming part of a 3 storey office building, this newly refurbished property is made up of an open plan office, board/meeting room, rear office, kitchen, WC facilities and a server-room. The property is finished to an excellent standard throughout to include; painted and plastered walls, carpeted floors, gas fired central heating, a separate alarm and videx intercom system.

Accommodation

FLOOR	SQ FT	SQ M
Ground	765	71.07
TOTAL	765	71.07

Lease Details

- Rent : £11,500 per annum
- Term : (1) Assignment of existing Lease which comes to an end on 5th August 2023, with a break on 31st July 2021.
(2) New Lease subject to Landlord's approval.
- Repairs : Internal repairing and insuring.
- Insurance : Tenant to reimburse Landlord.
- Service Charge : Tenant to be responsible for repayment of a service charge in relation to upkeep of common areas and Landlord's insurance premium

Rates

Having consulted the LPS website, we understand that the building has the following assessments: -

- NAV : £4,350
- Rate in the £ for 2019/20 : £0.614135
- Estimated rates payable : £2,672
- Small Business Rate's Relief : £668

VAT

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

Main Office



Meeting Room



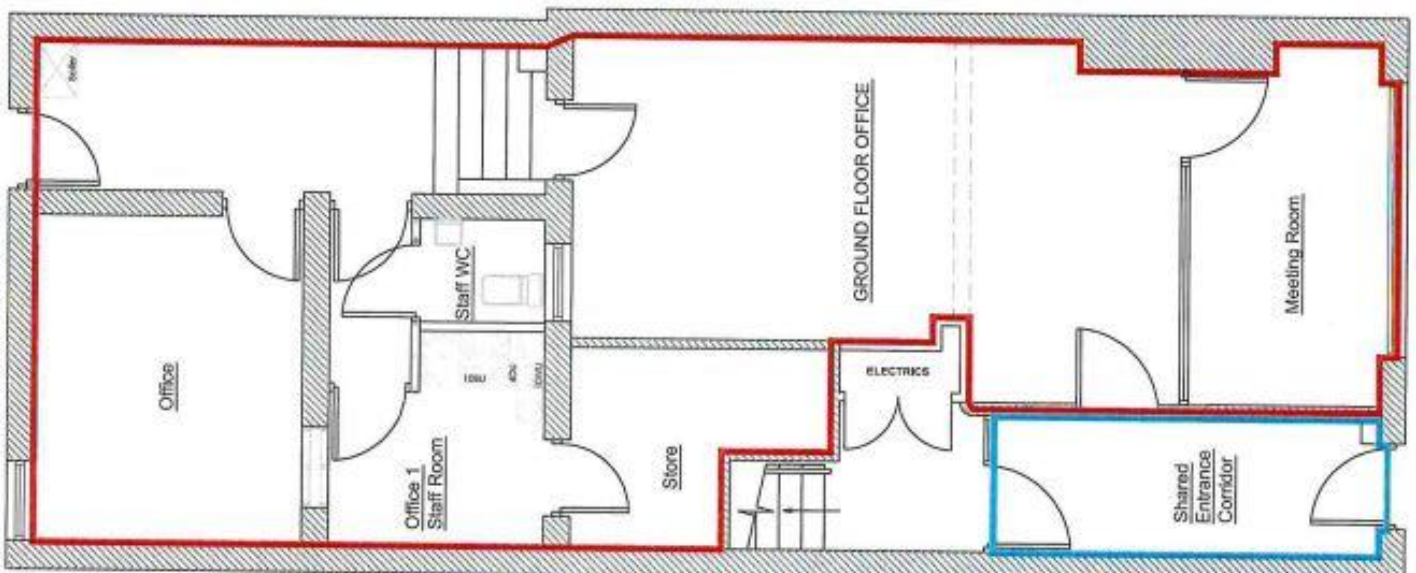
Rear Office



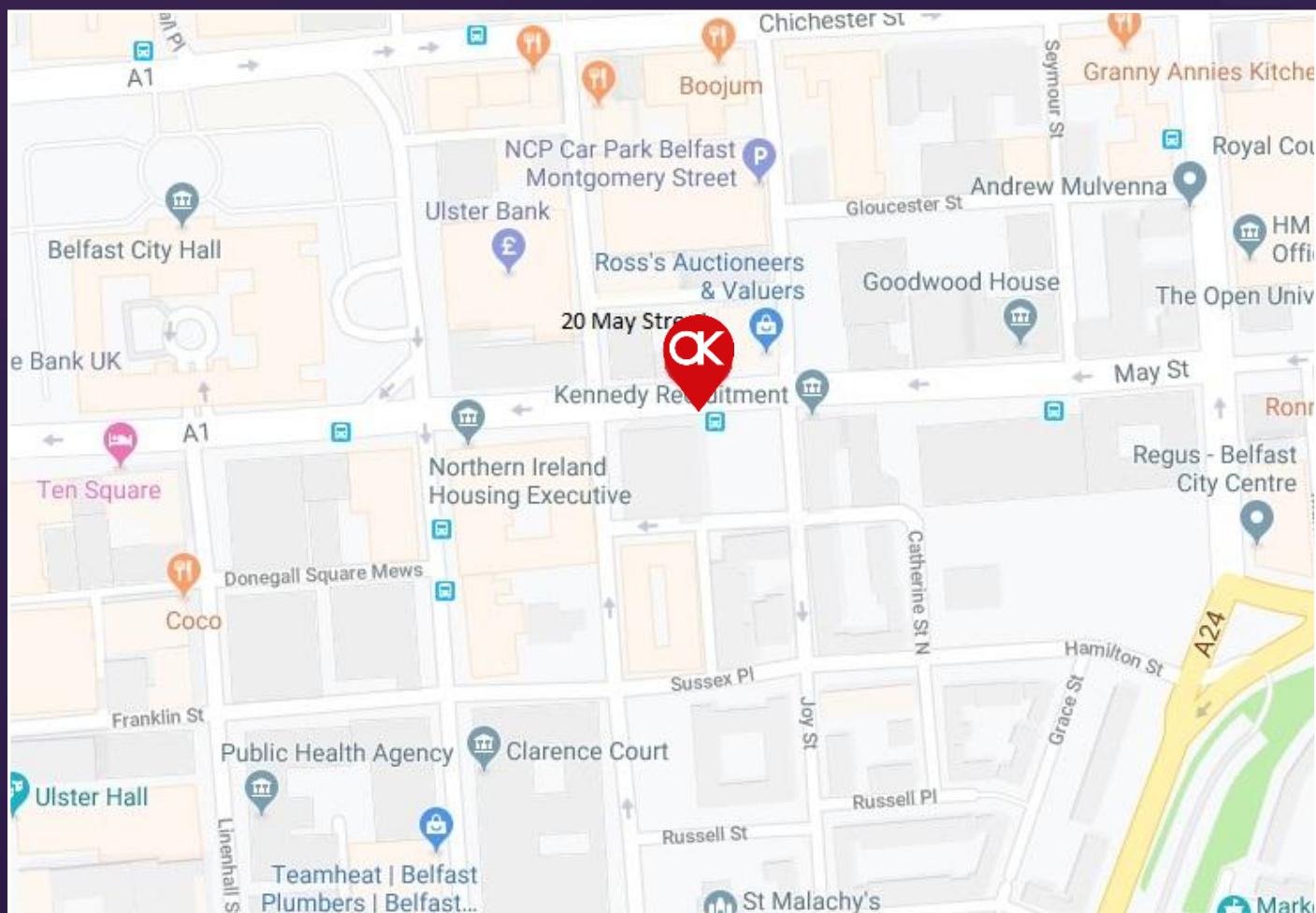
Main Office



Floor Plan



Location Maps



FOR INDICATIVE PURPOSES ONLY

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MISREPRESENTATION ACT 1967

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