



Instinctive
Excellence
in Property.

To Let

**Ground Floor Unit
c. 629 sq ft (58.44 sq m)**

Ground Floor, Westgate House
4 Queen Street
Belfast
BT1 6ED

COMMERCIAL



RETAIL

Location Map



Location

Westgate House is a prominent four storey office property with frontage onto Queen Street and Castle Street.

The property is served with excellent transport links including the M2/M3, Westlink and city centre routes, all easily accessible. Royal Avenue, City Hall and public transport links are all within walking distance of the property.

The property is surrounded by a mix of commercial occupiers to include MSM Law, Harte Coyle Collins Solicitor, Primark and Gordons Chemist.

Description

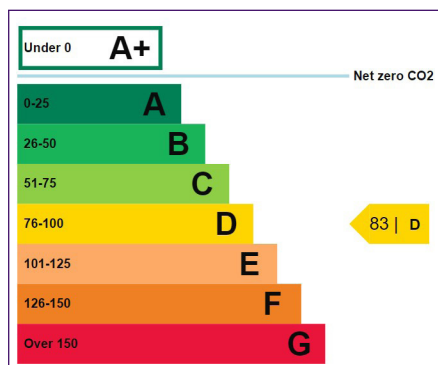
This ground floor commercial unit is open plan and finished to a good standard throughout and has the benefit of frontage onto Queen Street. It would be suitable for a variety of uses subject to the necessary planning consent.

Accommodation

The following approximate areas have been calculated in accordance with the RICS Code of Measuring Practice, 6th Edition:

Description	Sq Ft	Sq M
Ground Floor	629	58.44

EPC



Image



NAV

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £9,200

The current non-domestic rate in the pound for 2020/2021 is £0.538166.

Lease Details

Term: By negotiation.
Rent: On application.
Repairs: Tenant responsible for internal repairs.
Insurance: Tenant to reimburse the landlord with the cost of building insurance.
Service Charge: Tenant to contribute a fair proportion towards external repairs and common costs.

VAT

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

RICHARD McCAIG: 📞 028 9027 0034 📠 079 0352 5280 ✉ richard.mccaig@osborneking.com

AOIFE GOODWIN: 📞 028 9027 0004 📠 077 3081 1885 ✉ aoife.goodwin@osborneking.com

Osborne King, The Metro Building, 6-9 Donegall Square South, Belfast, BT1 5JA

📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📺 📠 📧

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MISREPRESENTATION ACT 1967

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