



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

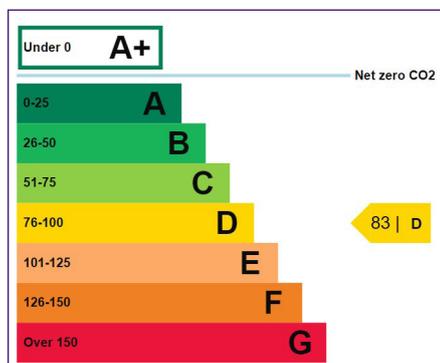
This ground floor commercial unit is open plan and finished to a good standard throughout and has the benefit of frontage onto Queen Street. It would be suitable for a variety of uses subject to the necessary planning consent.

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



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.

Image



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