

# TO LET

First/Second Floor Office Units  
23 Donegall Road, Belfast BT12 5JJ



### Location

The subject property is located on the Donegall Road, Belfast on a prominent corner site at its junction with Wesley Street. Neighbouring occupiers includes: Kensington Group Practice Doctors Surgery, Allens Furniture, Allens Tours, KFC, Oasis Gaming and Brooklyn Square Restaurant.

### Description

Two modern Office Suites in City Centre Location at affordable rent, available individually or together.

- Oil Fired Central Heating (costs shared)
- Own Side Entrance
- 100 yards from Shaftsbury Square/Bradbury Place

### ACCOMMODATION

Suite 1:	First Floor	Offices	c.269 sq.ft.	(25.0 sq.m.)
Suite 2:	Second Floor	Offices	c.317 sq.ft.	(29.4 sq.m.)
		Shared Kitchen	c.79 sq.ft.	(7.4 sq.m.)
plus	Ladies and Gents W.C., one with Shower Room			

**TOTAL ACCOMMODATION**      **c.665 sq.ft.    (61.8 sq.m.)**

**54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747**

**e-mail: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)**

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### LEASE DETAILS

**RENT**

<b>Suite 1:</b>	<b>£2,750 per annum</b>
<b>Suite 2:</b>	<b>£3,750 per annum</b>
<b>Both Suites together</b>	<b>£6,000 per annum</b>

**TERM** By negotiation subject to minimum 3 years

**SERVICE CHARGE** Currently invoiced quarterly at c.£300 per month to cover OFCH, Fire Alarm, Burglar Alarm, Management Fee charge.

**VAT** The building is currently registered for VAT therefore VAT is chargeable on the Rent and Service Charge. We understand the landlord has applied to have the building de-registered for VAT.

**RATES**

NAV Suite 1:	£1,950
Rates payable 2020/21 (with 50% SBRR)	£525
NAV Suite 2:	£1,800
Rates payable 2020/21 (with 50% SBRR)	£485

The units are eligible for Small Business Relief

**EPC** C-68

**VIEWING** By appointment with Sole Agent 028 9042 4747



#### Energy Performance Asset Rating

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**68**

This is how energy efficient the building is.

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient



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