



14 College Street, Belfast, BT1 6BT

To Let | 1,172 sq ft

First and Second Floor Office Accommodation

028 9020 5900
mcconnellproperty.com



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Summary

- Rent: £9,000 per annum
- Business rates: £3,226.95 per annum
- Service charge: £450 per annum
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: D (85)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



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Location

The premises are prominently located on College Street which runs between Fountain Street and Queen Street in Belfast City Centre.

The recent additions of The Printworks to Queen Street, Primark Home backing onto Fountain Street, and the opening of the Room2 Hotel on the corner of Queen Street, have contributed to an increase in footfall, and anticipated higher spending in the area.

Other occupiers in the area include Boots, Caffè Nero, Trailfinders, Dougie's Goodies, Sawers and Bob and Berts.

Accommodation

Name	sq ft	sq m
1st	548	50.91
2nd	624	57.97
Total	1,172	108.88

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Description

First and second floor flexible accommodation, situated within a busy pedestrianised thoroughfare onto College Street. May be suitable for a variety of uses STPP.

The property is fitted to include a suspended ceiling, LED lighting panels, wooden laminate flooring, A/C units, painted and plastered walls.

W.C's and Kitchen are both included within.

