To Let

1st Floor

20-22 High Street, Belfast, BT1 1LT

First Floor Office / Leisure Use Accommodation

1,030 sq ft
(95.69 sq m)

- Prominent City Centre location with flexible accommodation on the upper floors
- May be suitable for a variety of uses STPP

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Summary

Available Size	1,030 sq ft
Rent	£7,500 per annum
Business Rates	We are advised by Land & Property Services that the Net Annual Value of the property is to be assessed.
Service Charge	A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The subject property is prominently located on High Street, in close proximity to the main office and retailing pitch, benefitting from high levels of passing pedestrian and vehicular traffic.

The are also a number of surface and multi-storey car parks in the immediate vicinity.

Description

The suite is mainly open plan to include plastered and painted walls, Fitted with recessed downlights and spotlights, air conditioning and contains a mix of carpeted and laminate flooring.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	1,030	95.69
Total	**1,030**	**95.69**

Viewing & Further Information

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