

# TO LET

## Basement Studio 9 Chichester Street Belfast BT1 4JA



**Basement Studio in an attractive listed Georgian (1804) building, in the heart of Belfast City Centre with high footfall.**

Details			OUTGOINGS
Shared entrance hall			Service Charge for external maintenance, maintenance of common areas and proportionate cost of building insurance.
Reception			
Studio 1			GENERAL Economy 7 heating. Shared entrance hall with neighbouring business, Co Couture, Gourmet Chocolatier. Retail unit at bargain rent compared with similar ground floor units.
Studio 2			
Studio 3			
Shared WC facilities on ground floor			
RENT			A quirky property suitable for Art Gallery, Beauty Salon, Nail Bar, Photo Studio, Ladies Fashion.
VAT			
LEASE			EPC Available on request
Term - 9 year lease 3 year rent review			
RATES			VIEWING By appointment with Sole Agents 028 9042 4747
NAV			
Rates payable 2014 / 2015			
£4,950			
£3,016.21			

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

E-MAIL: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial & Professional Services Limited. NI 618492

Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give Berg Allied Ltd or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.