

TO LET

2,640 sq.ft. Office – Stunning Georgian Building
9 Chichester Street, Belfast BT1 4JA



This listed building is situated in the heart of Belfast City Centre's commercial district. It is one of the very few buildings of the grace and style of the Georgian era still present in such a prime location.

Whilst converted for office use it still holds the magic and grandeur of a previous time with ornate cornicing, high ceilings and quality woodwork.

This is a niche building for a business looking for something a bit special !!

SIZE

Upper Ground Floor	Offices / Retail Store	554 sq.ft. 99 sq.ft.	(51.5 sq.m.) (9.2 sq.m.)
First Floor	Offices Ladies & Gents W.C.'s	654 sq.ft.	(60.8 sq.m.)
Second Floor	Offices	709 sq.ft.	(65.9 sq.m.)
Third Floor	Offices	624 sq.ft.	(58 sq.m.)
Total		2,640 sq.ft.	

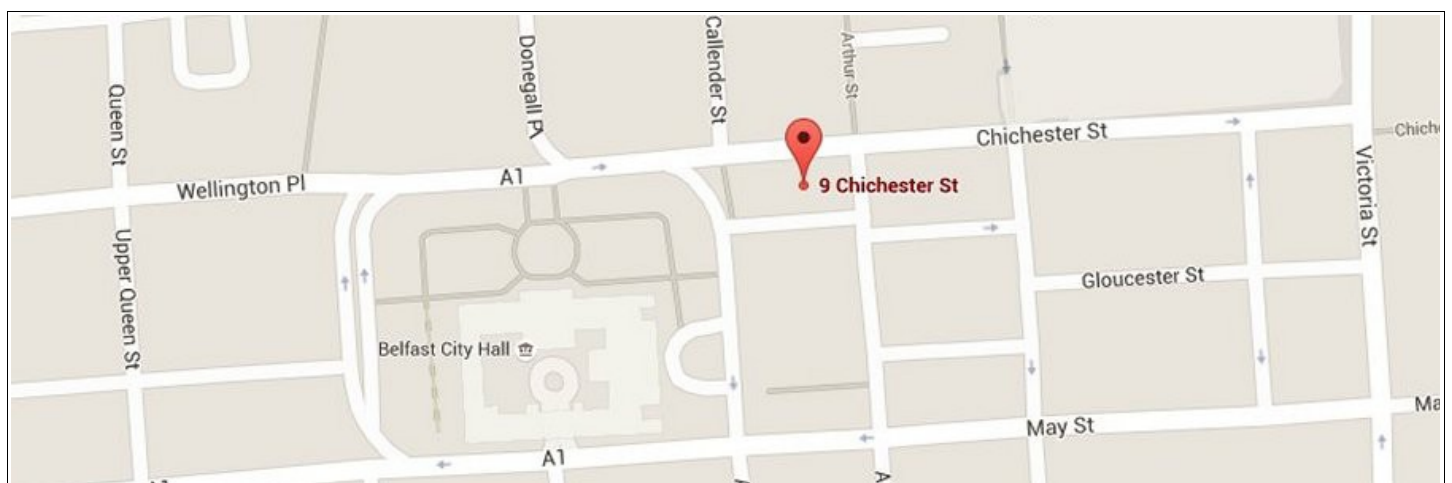
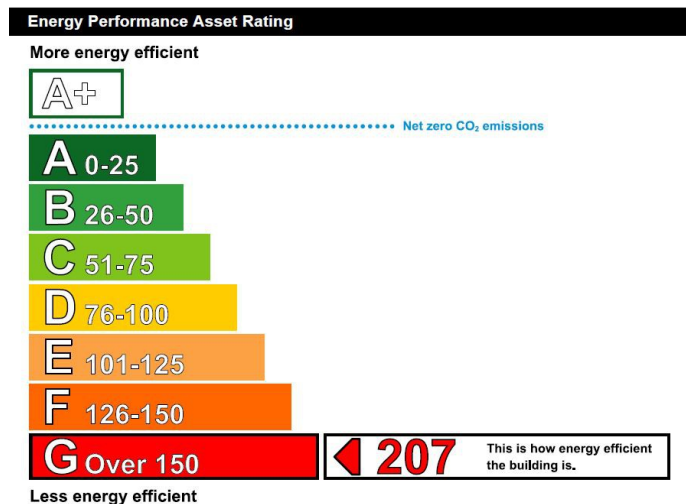
RENT Offers in the region of £32,500 per annum

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

E-MAIL: dee@trcommercial.co.uk

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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 TRCPs 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.

VAT	May be applicable to the above rent	
LEASE	10 years subject to 5 year review	
REVIEW	Fixed review on rent with 10% increase after 5 years	
REPAIR	Tenant responsible for interior repair and for payment of service charge in respect of proportionate cost of exterior maintenance, Agents Management fee etc.	
RATES	NAV	£19,600
	Rates payable 2016/2017	£11,418.98
EPC	G-207	
VIEWING	By appointment with agents	028 9042 4747
Co Agents	DTZ McCombe Pierce, 5 Oxford Street, Belfast BT1 3LA	



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