### TO LET

## TEMPLETON ROBINSON COMMERCIAL

CHARTERED VALUATION SURVEYORS

# 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**

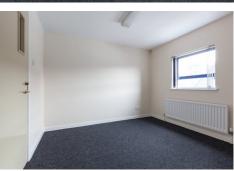
Two modern Office Suites in City Centre Location at affordable rent, available individually or together.

- Oil Fired Central Heating (costs shared)
- Own Side Entrance
- I 00 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

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercal (NI) LLP. NC001518

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 Vendor's or Lessors do not make or give TRC 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.

e-mail: dee@trcommercial.co.uk



#### **LEASE DETAILS**

RENT Suite I: £2,750 per annum

Suite 2: £3,750 per annum Both Suites together £6,000 per annum

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 I: £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

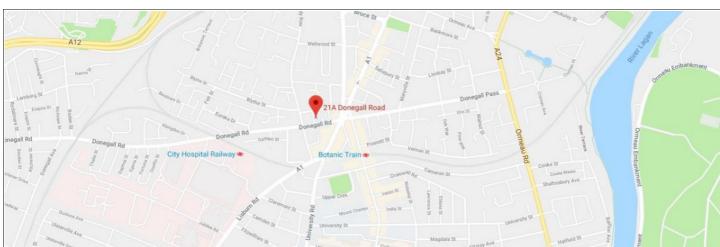




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