

**TO LET**

**GROUND FLOOR OFFICE**

65-67 CHICHESTER STREET, BELFAST, BT1 4JD



**028 9024 9024**



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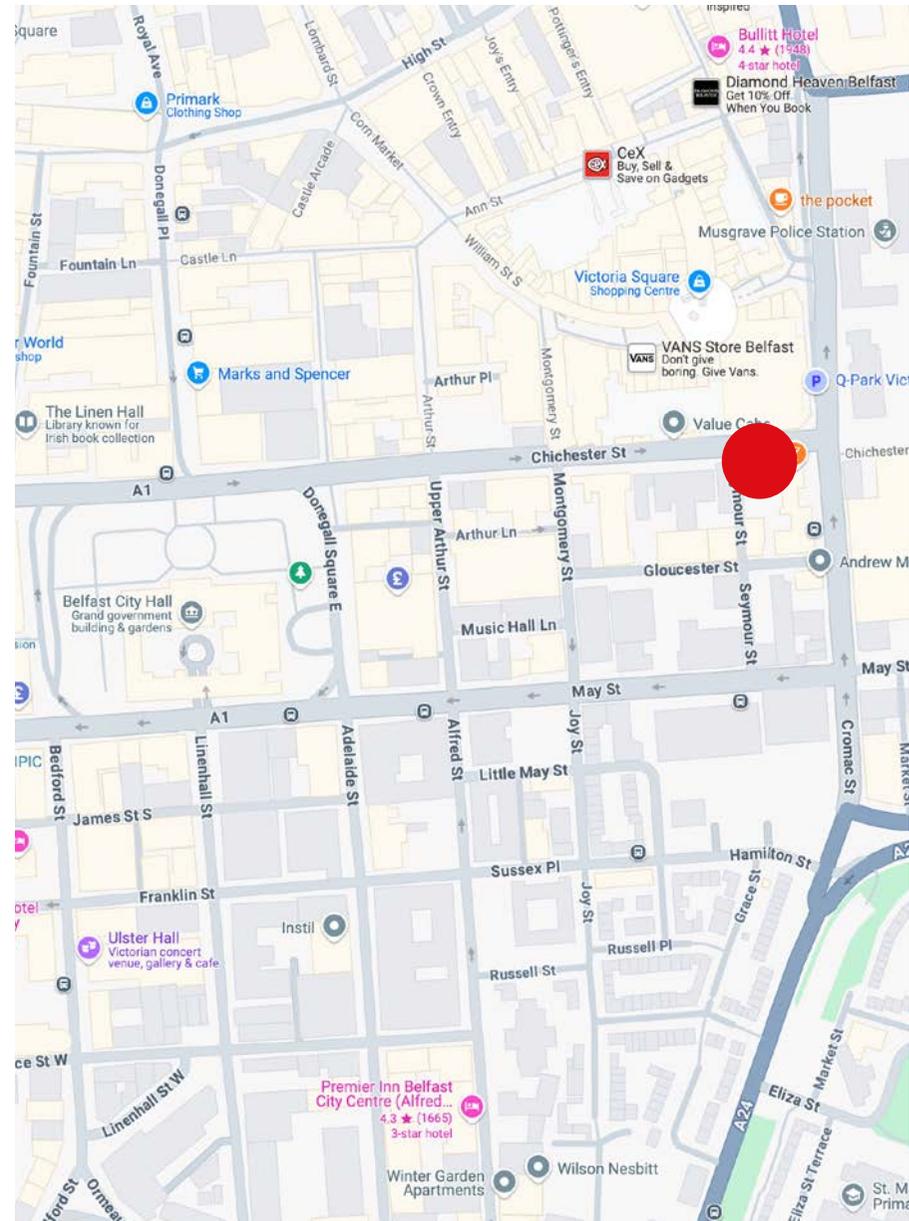
### LOCATION

65-67 Chichester Street is located within the heart of Belfast City Centre's legal and business district. The building is situated a short distance from the Laganside Law Courts/Bar Library and directly opposite Victoria Square Shopping Centre. Prominently located on Chichester Street, the subject property is a short distance from Belfast City Hall and the cities public transport hubs. An abundance of both public and private surface and multi-storey car parks are conveniently located within a few minutes' walk.

### DESCRIPTION

The building comprises ground and four upper floors of high-quality office accommodation. The ground floor is finished to include plastered and painted walls, suspended ceilings with recessed fluorescent lighting, glazed partitions and full air conditioning.

The suite displays a large open plan environment with a private office, kitchenette and toilet to the rear.



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### ACCOMMODATION

The following approximate areas have been calculated as:

Description	Sq Ft	Sq M
Ground Floor	1,925	178.83
<b>Total</b>	<b>1,925</b>	<b>178.83</b>

### LEASE DETAILS

Rent: £32,000 per annum exclusive.

Term: By negotiation.

Repairs: Equivalent to full repairing and insuring terms by way of a service charge Insurance: Tenant to reimburse landlord for the cost of the insurance premium

Service Charge: A service charge will be levied to cover the cost of the maintenance and upkeep of the internal parts of the building, common areas and management costs.

### NAV

We have been advised by the Land and Property Services that the NAV of the property is £28,000. Giving an annual rates bill of approximately £16,782.14.

### VAT

The property is VAT registered and therefore VAT will be charged in addition to the rent and service charge.



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Sample Layout

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Sample Floor Layout



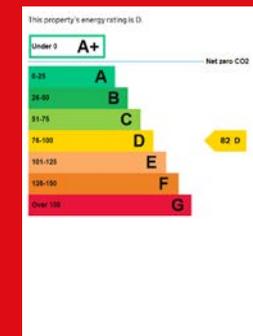
For viewing appointments please contact:

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## EPC



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**Customer Due Diligence** - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made> Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Campbell Commercial. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.