



# TO LET

## MODERN OFFICE SUITE

SECOND FLOOR  
49 BOTANIC AVENUE  
BELFAST  
BT7 1JR

c. 60 m<sup>2</sup> (643 ft<sup>2</sup>)



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## DESCRIPTION

- Modern office accommodation within a three storey building which occupies a popular and accessible location in South Belfast.
- Finished to a high specification throughout to include intercom access system, PVC double-glazed windows, carpeted floors, smooth plastered and painted walls and ceiling, fluorescent strip lighting and gas fired central heating.
- Suitable for a range of uses, subject to any necessary consents.

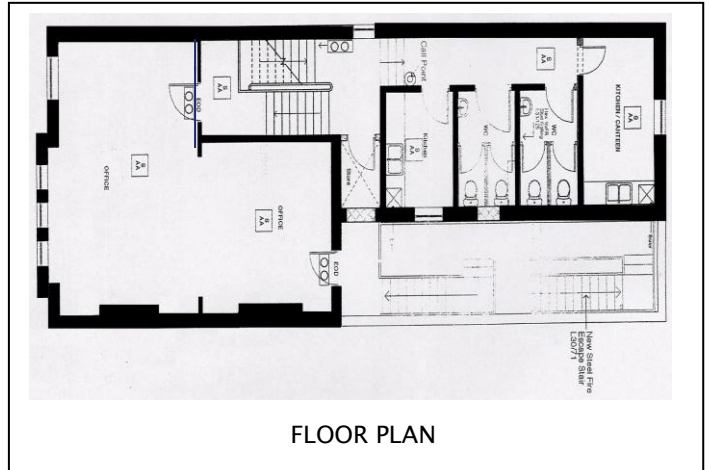
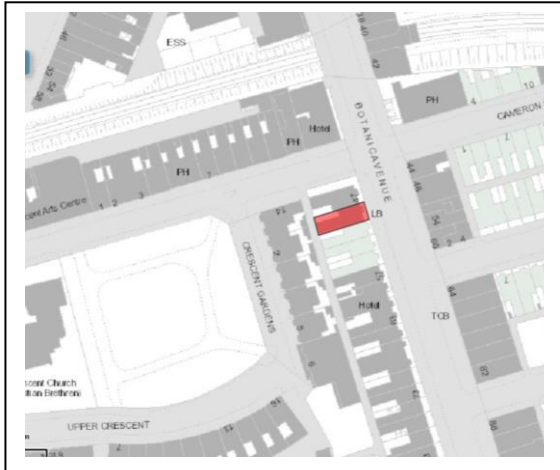
## LOCATION

- The subject premises occupy a popular and accessible location on Botanic Avenue in South Belfast in close proximity to Queens University and approximately 0.75 miles from Belfast City Centre.
- Botanic Avenue benefits from a high level of daytime and evening footfall. Surrounding occupiers include Boojum, Starbucks, STA Travel and the House Hotel.

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## LEASE DETAILS

### Term:

Negotiable, subject to a minimum of 3 years.

### Rent:

£6,250 per annum, exclusive.

### Rent Reviews:

Upwards only every three or five years.

### Repairs & Insurance:

Tenant responsible for internal repairs.

### Service Charge:

Levied to cover a fair proportion of external repairs, building insurance premium, upkeep of communal area and any other reasonable outgoings of the Landlord.

## RATE INFORMATION

Net Annual Value £4,100  
Rate in £ 2019/20 = 0.614135

Rates payable 2019/20 = £1,888  
(Inclusive of 25% Small Business Rates Relief)

## VAT

All prices, outgoings and rentals are exclusive of but may be liable to Value Added Tax.

## ACCOMMODATION

Floor	Area
Ground Floor	Shared entrance hallway.
Second Floor	Office c. 50.45 m <sup>2</sup> (543 ft <sup>2</sup> )
	Store c. 2.44 m <sup>2</sup> ( 26 ft <sup>2</sup> )
	Kitchen c. 6.92 m <sup>2</sup> ( 74 ft <sup>2</sup> )
	Communal Male & Female WCs
<b>Total Net Internal Area</b>	<b>c. 59.81 m<sup>2</sup> (643 ft<sup>2</sup>)</b>

## EPC

