



McCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

www.mcconnellproperty.com

OFFICE ACCOMMODATION



TO LET

FIRST FLOOR OFFICE ACCOMMODATION
c. 649 sq. ft (60 sq.m)

1A Cabinhill Mews
Belfast
BT5 7AE



- First Floor Office Accommodation of c. 649 sq ft (60 sq m) plus Lean to / Storage Area to rear of 115 sq ft (11 sq m)
- Potential to suit a number of uses subject to the necessary consents and statutory approvals being obtained
- The unit occupies a prominent and highly visible position on the A20 Upper Newtownards Road and benefits from high volumes of both pedestrian and vehicular traffic.
- Neighbouring businesses include; The Stormont Hotel, General Merchants, Churchills, Winemark & Little Beauty Box.



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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LOCATION

The property holds a prominent and highly visible / convenient position on the A2 Upper Newtownards Road approximately 4 miles from Belfast City Centre.

Some of the neighbouring occupiers include Churchill’s Dry Cleaners, Winemark, Hastings Stormont Hotel, General Merchants and Little Beauty Box.

It is also adjacent to The Stormont Estate and benefits from high levels of both passing pedestrian and vehicular traffic / trade.

DESCRIPTION

First Floor Office Accommodation of c. 649 sq ft (60 sq m) plus Lean to / Storage Area to rear of 115 sq ft (11 sq m) - completion is aimed for around the start of 2018.

The subject property will be finished to include; plastered / painted walls, gas fired central heating system, double glazed windows, WC accommodation and kitchenette facility.

A communal CCTV system is installed which monitors the customer car parking area etc.

ACCOMMODATION

	SQ FT	SQ M
Office	649	60
WC	—	—
Total	649	60

Plus Lean to / Storage space to rear of c. 115 sq ft (11 sq m)



REPAIRS

Effective Full Repairing & Insuring Lease Terms

INSURANCE

Tenant responsible for payment of landlord’s buildings insurance.





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SERVICE CHARGE

A service charge will be levied to cover the cost towards the upkeep of common areas and external repairs

MANAGEMENT

Management fee is based on 6%+VAT of the annual passing rent.

RENT

£5,950 per annum (exclusive)

VALUE ADDED TAX

The property and therefore the rent are elected for VAT

NAV

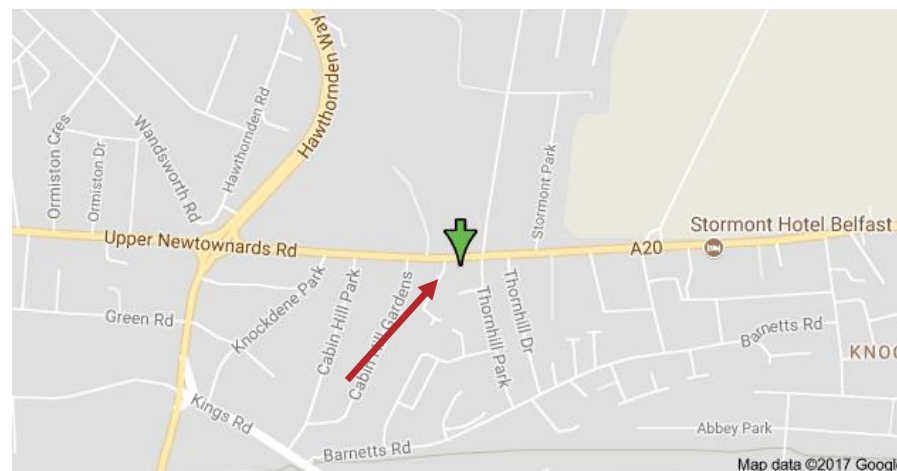
We have been advised by Land & Property Services that the NAV is £4,000.

The unit may also be eligible to receive a small business rates relief of 25%.

Rate in the £ (2019 / 2020) Belfast is £0.614135.

Rates payable are therefore estimated to be c. £1,842 per annum.

LOCATION MAP



VIEWING ARRANGEMENTS

Viewing is strictly by appointment through the agents
McConnell Chartered Surveyors:

Contact: Philip Culbert or Shaun Wallace

Tel: 02890 205900

Email: philip.culbert@mcconnellproperty.com

shaun.wallace@mcconnellproperty.com

Web: www.mcconnellproperty.com

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