

FOR SALE

OFFICE



Part Income Producing High Specification
Own Door Office Building c. 3,787 sq. ft.

159 DURHAM STREET, BELFAST BT12 4GB

- Modern purpose built office building
- Highly accessible location
- Dedicated on site car parking
- Located in close proximity to Great Victoria Street rail and bus hub
- Producing an annual income of c. £9,833

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1st Floor, 29-33 Montgomery Street, Belfast, BT1 4NX.

Lisney

Location

The subject property occupies a prominent roadside location fronting Durham Street, a short walk from Great Victoria Street rail and bus hub, cafes, bars and restaurants. The property benefits from excellent connectivity with ease of access to the Westlink and wider motorway network.

The neighbouring area comprises a mix of commercial uses and includes occupiers such as the Grand Opera House, Fitzwilliam Hotel and Jurys Inn.

Description

The subject property comprises a purpose built, three storey detached office building with dedicated on site car parking for approximately six vehicles.

The accommodation is arranged over three floors, comprising three own door office suites, accessible via a high speed passenger lift. The ground floor is currently occupied by ACET (NI) Ltd.

The property has been finished to a good specification to include the following:-

- Wall mounted gas fired radiators
- Suspended ceilings
- Recessed spot lighting
- Plastered and painted walls
- Carpet flooring
- Part glazed internal partitions
- Generous floor to ceiling heights

Accommodation

Internally the space is arranged over a mix of open plan office areas and private offices and we calculate the Net Internal Area (NIA) as follows:-

Area	Sq. M.	Sq. Ft.
Ground Floor	113.95	1,227
First Floor	113.95	1,227
Second Floor	123.85	1,333
TOTAL NET INTERNAL AREA	351.75	3,787

Second floor office suite



Tenancy information

We have been advised that the ground floor is currently let to ACET (Northern Ireland) Ltd on a 3 year lease from 1st July 2013. The passing rent is £9,833 per annum excl.

Rates

We understand that the property has been assessed for rating purposes as follows:-

Description	Net Annual Value	Rates Payable 15/16
Offices (Ground Floor) and 2 no. parking spaces	£15,2000	£8,715.95
Offices (First Floor)	£13,800	£7,913.17
Offices (Second Floor) and car park space	£15,900	£9,117.35

Title

We have been advised that the property is held freehold.

Asking Price

We are seeking offers in the region of £250,000 excl for the property in its entirety.

Energy Performance Certificate (EPC)

The property has the following energy ratings:-

Ground Floor E117

First Floor D96

Second Floor D100

Full certificates can be made available upon request.

VAT

All prices and outgoings are exclusive of but may be liable to V.A.T.

