



FOR SALE
DUE TO RELOCATION

First Floor, 36 Alfred Street, Belfast, BT2 8EP

City centre office suites available from c. 1,580 sq. ft. – 4,580 sq. ft.

Lisney

Features

- City centre office space
- Suites available from c. 1,580 sq. ft. – 4,580 sq. ft.
- Finished to a high standard
- Highly accessible City centre location
- On site car parking

Location

The property is located in Belfast City Centre, a short distance from the City Hall, The Gasworks and Central Train Station. The building occupies a prime position fronting onto Alfred Street with ample on street & underground car parking in the immediate vicinity.

The area has witnessed recent development where well known occupiers in the vicinity include the recently announced occupation of The Weaving Works by First Derivatives, Café Nero & Dog Track restaurant and directly opposite is a Premier Inn Hotel.

Other office occupiers in the area include GMcG Chartered Accountants, Arthur J Gallagher and Liberty IT.



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Description

The subject property comprises excellent office accommodation occupying the majority of the first floor within the Winter Gardens development.

The office accommodation within the development is accessed via a separate self-contained entrance with ground and first floor suites only.

The subject is currently divided into 2 self-contained office suites but can easily be combined, if required.

Suite 1 comprises a reception, 6 private offices, boardroom, strong room, conveyancing room, probate room, open plan office area and a kitchen.

Suite 2 is currently completely open plan with a small store room.

The suites are finished to a high standard to include:

- Suspended ceilings with recessed / spot lighting
- Plastered and painted walls
- Carpeted floors
- Perimeter trunking with Cat 5E cabling
- Gas heating

In addition there are communal Male, Female and disabled W.C.s, Lift access and an intercom entry system. There is also the potential for 3-5 car parking spaces.



Suite 1 - Boardroom



Suite 1 - Reception



Suite 2 - Open Plan Office Area

Accommodation

UNITS	NET INTERNAL AREA (SQ. M.)	NET INTERNAL AREA (SQ. FT.)
Suite 1	278.70	3,000
Suite 2	146.78	1,580
TOTAL	425.49	4,580

Service Charge

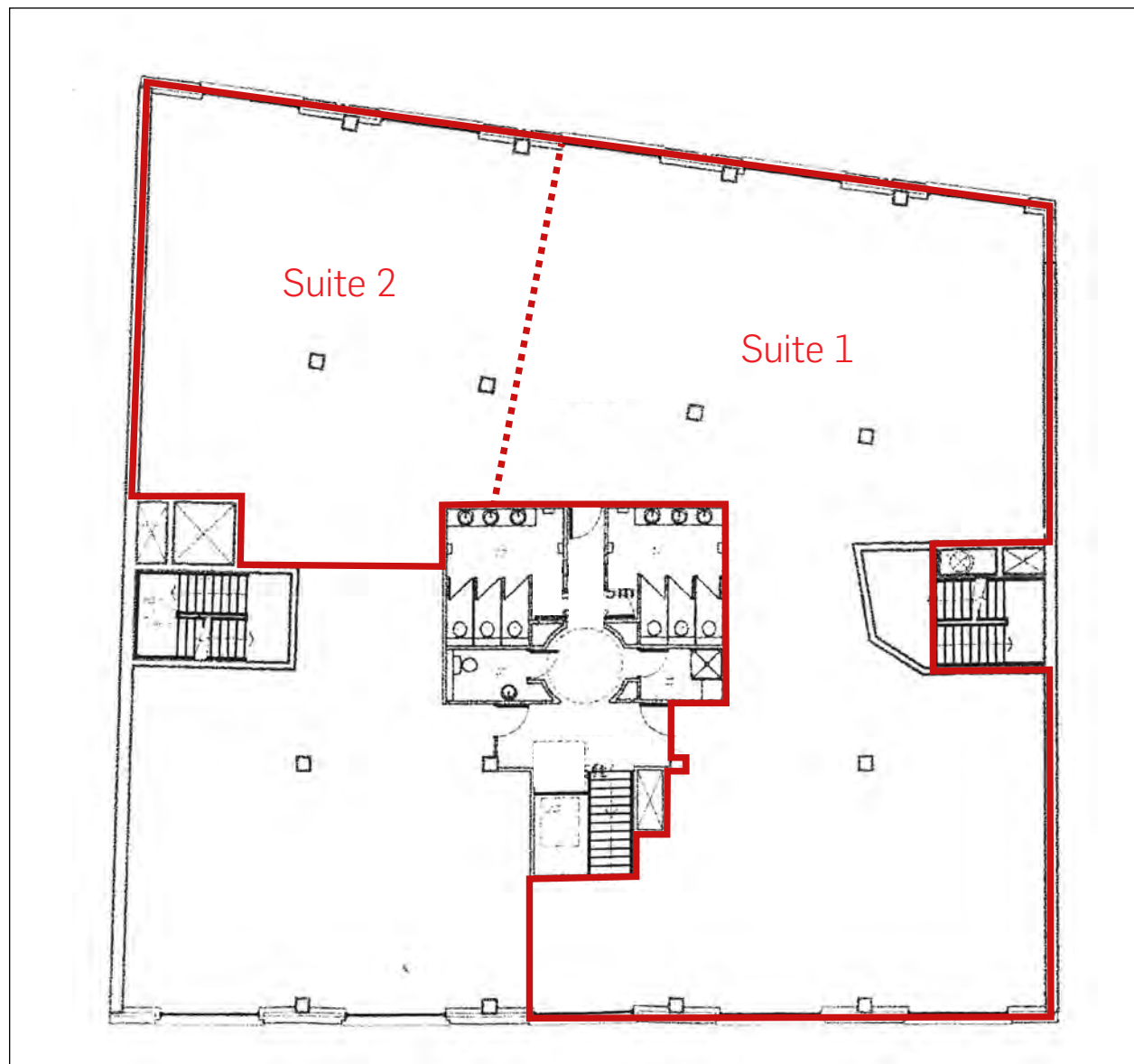
A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, building insurance and upkeep of common areas.

The current service charge estimate for the year 2017/18 is £5,876.29 (£1.28 per sq ft.)

Business Rates

We understand that the property is assessed by Land & Property Services as follows:

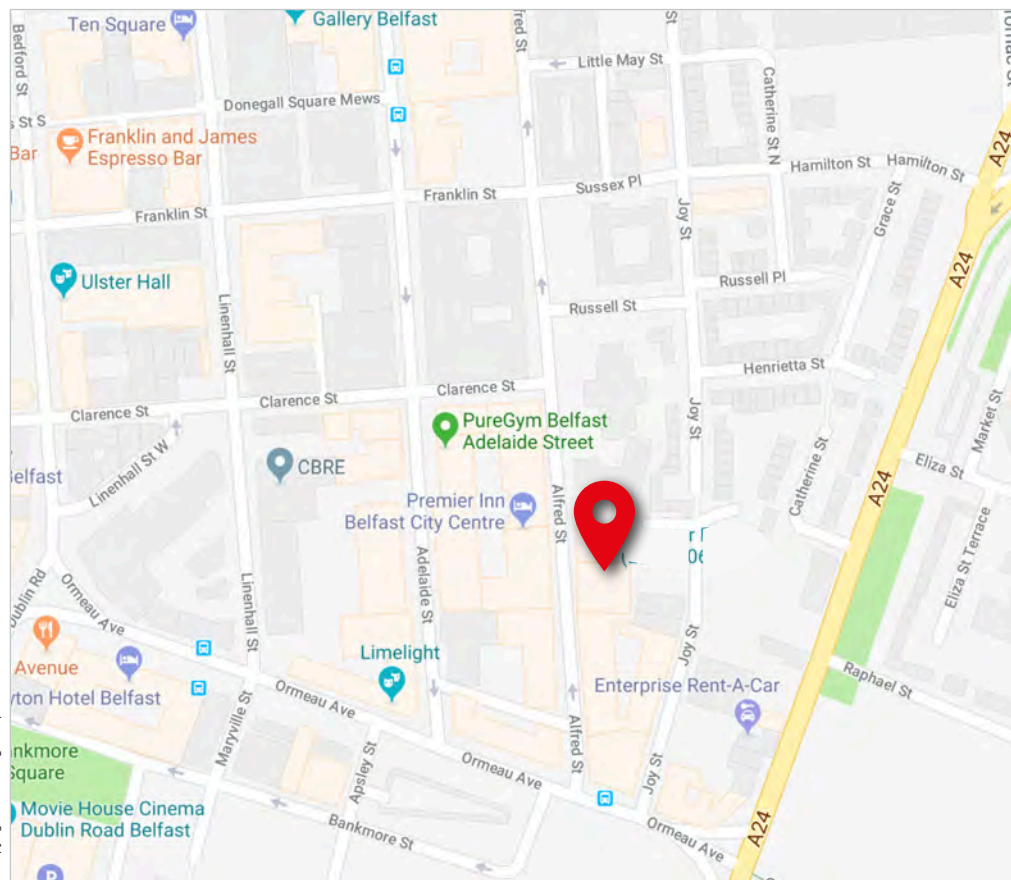
	Suite 1	Suite 2
NAV	£28,900.00	£12,600.00
Rate in the £ 2017/18	0.592681	0.592681
Rates payable 2017/18	£17,128.48	£7,468.00



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028 9050 1501



Suite 1



Suite 2



EPC Ratings

Suite 1: B47 Suite 2: B42

Full certificates can be made available upon request.

Asking Price

£625,000 exclusive.

Please Note: The vendor may consider selling the asset in 2 Lots, further details available upon request.

Title

We understand the property is held by way of a long leasehold interest with a nominal ground rent.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

Contact

Andrew Gawley or Lloyd Hannigan

028 9050 1501

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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/uk/si/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 Lisney. 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.

Lisney

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.