



Lisney

GLENGALL EXCHANGE

FOR
SALE

**5TH & 6TH FLOORS, GLENGALL EXCHANGE, GLENGALL STREET,
BELFAST, BT12 5AB**

Modern office suites totalling c. 5,200 sq ft with part investment income

Features

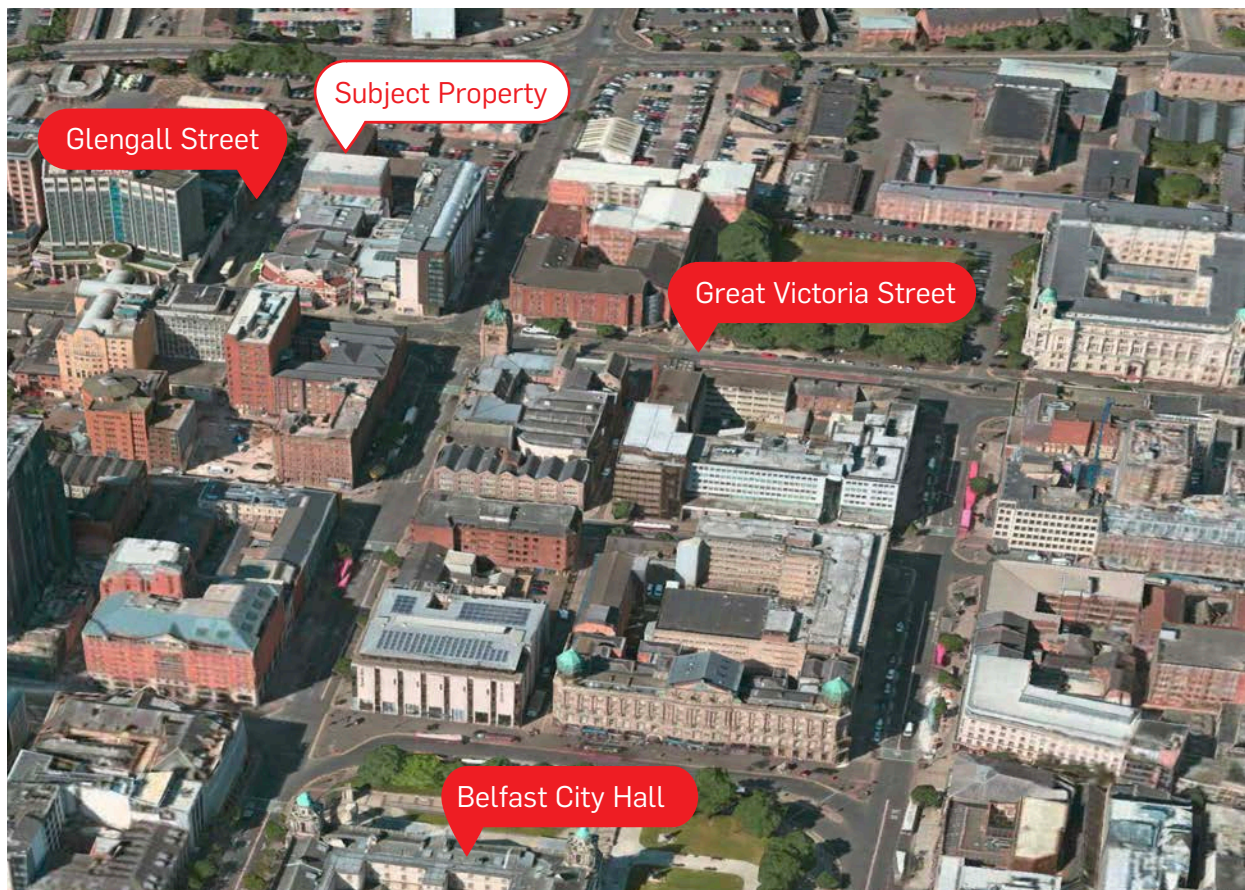
- Two modern office suites
- 5th floor suite is part tenanted, providing an income of £14,283 per annum from 2 tenants
- 6th floor Penthouse suite with balcony / terrace and excellent views
- Comprises c. 5,200 sq ft in total
- Centrally located area just off Great Victoria Street
- Excellent access to the M1 Motorway

Location

The subject property is situated on Glengall Street, located off Great Victoria Street, a prime city centre location which benefits from excellent transport links, due to it's close proximity to the Europa Bus/Train Station and can easily be accessed from the Motorway networks via Grosvenor Road.

The property is adjoining the historic Grand Opera House and facing The Europa Hotel. The area will also see major change over the next number of years with the new Transport Hub / Weavers Cross being constructed in close proximity.

Other office occupiers in the vicinity include MKB Russells Solicitors, Alexander Mann Deloitte, Axiom Law and various Government departments.



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Description

The Suites are situated on the top floor's of a 6 storey office building, benefitting from excellent views over Cave Hill.

5th Floor comprises effectively 3 suites, two of which are currently occupied and under lease. They are mainly cellular offices with a shared reception area and kitchen.

6th Floor is vacant and comprises a reception area / open plan office, boardroom, private office, storeroom and kitchen.

In addition there is an external balcony/terrace area on the 6th floor.

The suites provide suspended ceilings with recessed lighting, plaster painted walls, carpet floors, perimeter trunking, gas heating and air handling units.

In addition there are communal W.C.s on each floor, Lift access and an intercom entry system.

Accommodation

Description	Size (Sq ft)
5th Floor	2,650
6th Floor	2,550
Total	5,200

Tenants

There are currently 2 tenants occupying part of the 5th floor.

The total income is £14,283 per annum with a lease end of 28th February 2021 & 31st April 2021 respectively.

Service Charge

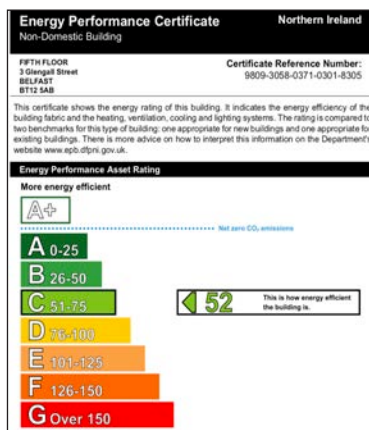
A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, building insurance and upkeep of common areas.

The current service charge estimate for the year 2018/19 is c. £8,100 for both floors.

EPC Rating

The suites has an Energy Efficiency as follows. Full certificates can be made available upon request.

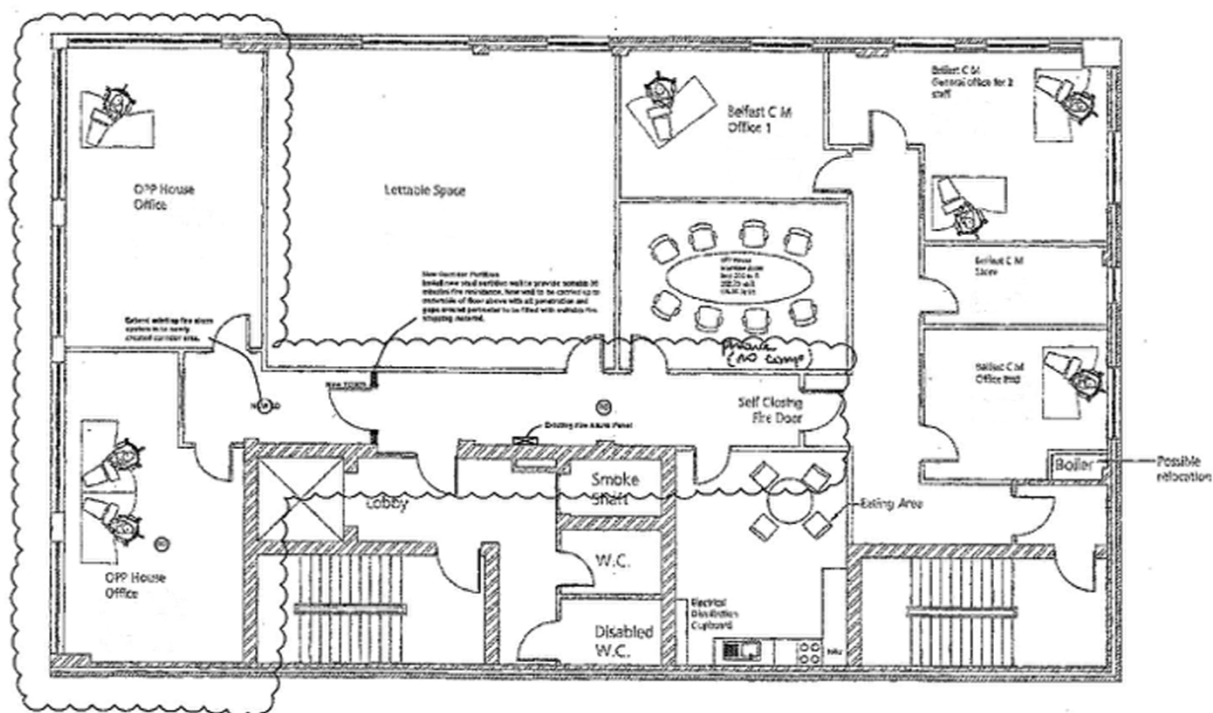
Suite 5 - C52



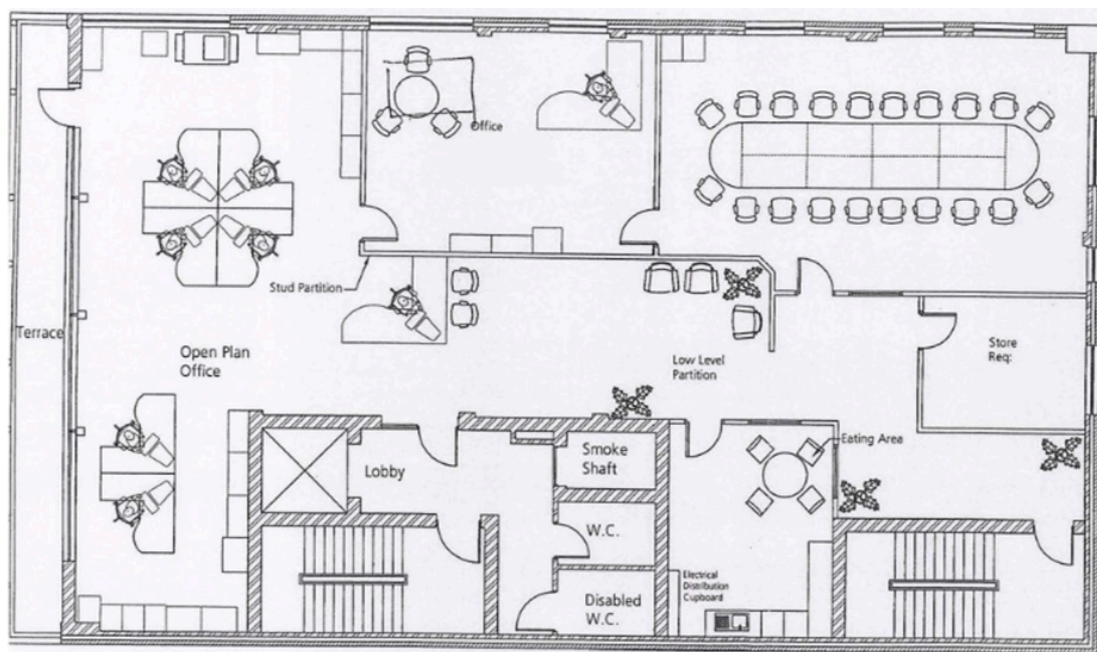
Suite 6 - C51



Floor Plans



5th Floor



6th Floor

5th Floor

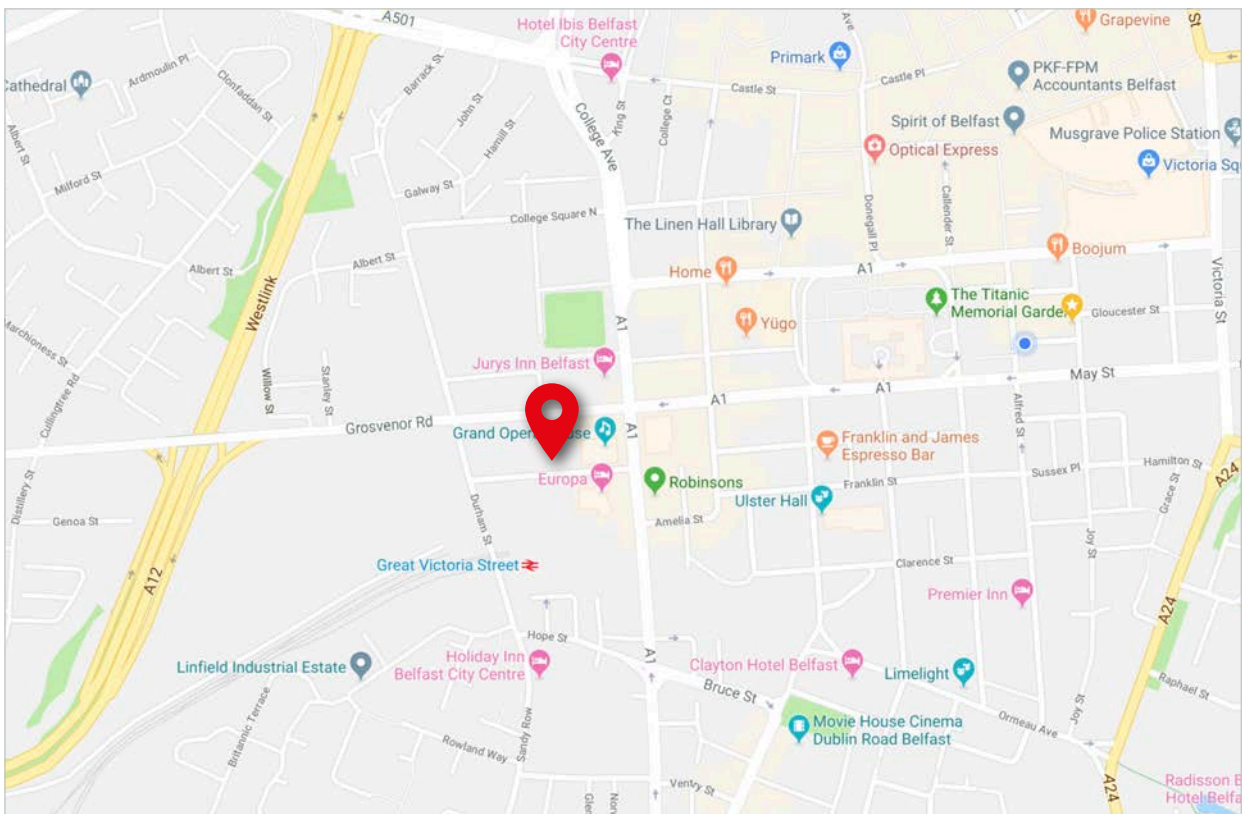


View From 6th Floor



6th Floor





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Business Rates

	Floor 5 (1)	Floor 5 (2)	Floor 5 (3)	Floor 6
NAV	£4,850	£5,350	£6,550	£21,300
Rate in the £2018/19	0.602803	0.602803	0.602803	0.602803
Approximate Rates payable year 2018/19	£2,936	£3,225	£3,949	£12,840

Potential purchasers should make their own enquiries concerning rates.

Title

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

VAT

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

Asking Price

Offers in excess of £635,000 exclusive

Contact

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