



TO LET

Ground Floor, Lombard House, 10-20 Lombard Street, Belfast, BT1 1RD

Modern open plan ground floor office/retail unit c. 1,024 sq ft.

Lisney

Features

- Modern open plan ground floor office/retail unit c. 1,024 sq ft.
- Desirable business and retail location close to Donegall Arcade, Cornmarket and High Street.
- In close proximity to main city centre office and retailing pitch.
- Close to a number of surface and multi-storey car parks.
- Nearby office occupiers include Inspire Wellbeing, Hayes & Jarvis (Travel) Ltd, Bank of Ireland and Barclays.

Location

Lombard House is prominently situated in the heart of Belfast City Centre c. 150 metres from Royal Avenue and c. 500 metres from City Hall.

There are a number of nearby surface and multi-storey car parks in the immediate area. The subject property also benefits from excellent connectivity to the wider road, rail and bus networks.



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Description

The subject property comprises a ground floor office/retail unit with excellent profile onto Lombard Street. The unit itself is regular in shape and benefits from a glazed frontage, small storage room & kitchen facility.

There is security in the form of a roller shutter and intruder alarm.

There are a number of notable occupiers within the surrounding area to include Café Nero, American Holidays and Sports Direct.

Accommodation

1,024 sq ft (95 Sq M)

Repairs & Insurance

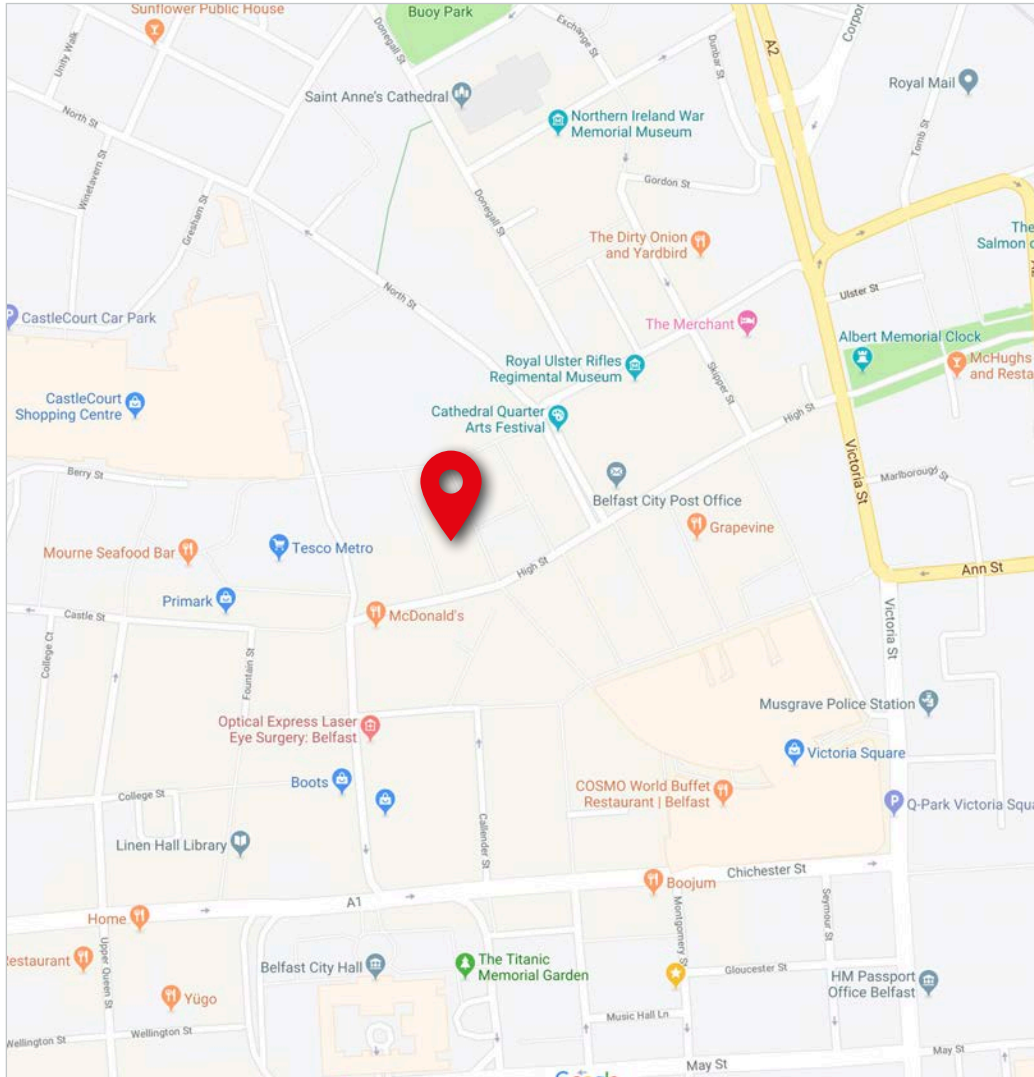
Tenant responsible for a fair proportion of common repairs and insurance for the building.

Floor Plans



For indicative purposes only



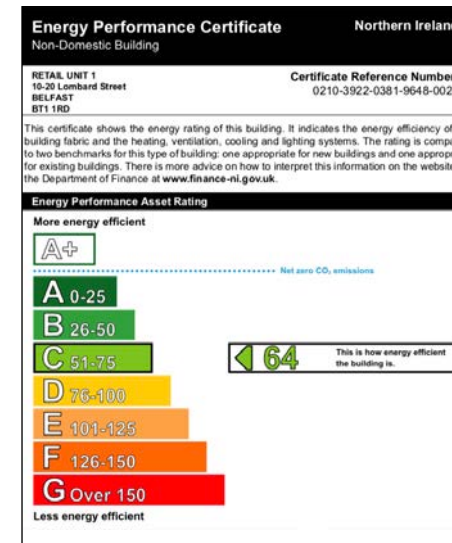


Lease Terms

By negotiation, subject to periodic
upward only rent reviews.

EPC

The property has an EPC rating of C64.
A full certificate is available on request.



Rent

£20,000 Per Annum.

Business Rates

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

Net Annual Value: £16,600

Rates Payable 19/20: £10,194

Stamp Duty

Will be the responsibility of the purchaser.

VAT

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

Contact

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