

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

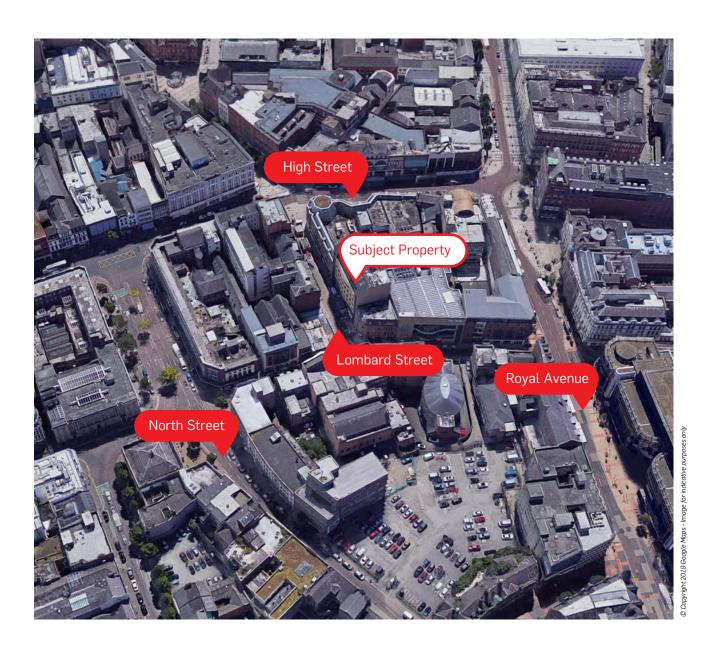
## Features

- 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 carparks.
- 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.



# 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.

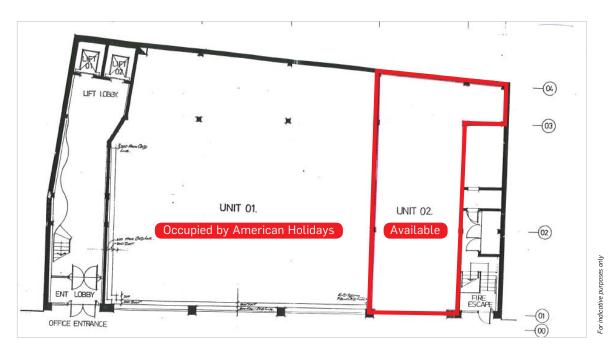
## Accommodation

1,024 sq ft (95 Sq M)

## Repairs & Insurance

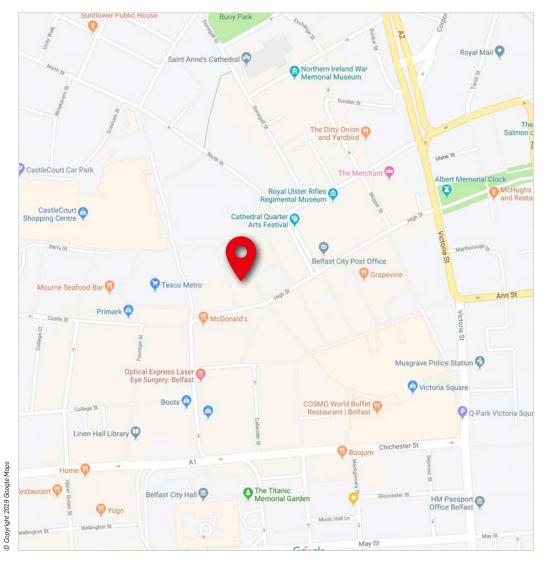
Tenant responsible for a fair proportion of common repairs and insurance for the building.

## Floor Plans









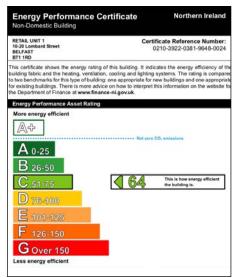
## Lease Terms

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

James Kearney or David McNellis 028 9050 1501 jkearney@lisney.com dmcnellis@lisney.com



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