



Instinctive
Excellence
in Property.

To Let

Refurbished Upper Floor
Commercial Space
777 sq ft - 2,530 sq ft

Lesley Court
24 Ann Street
Belfast
BT1 4EF

COMMERCIAL

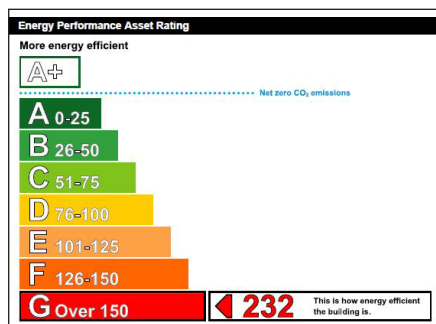


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Location Map



EPC



Location

The property is located on Ann Street, a short distance from its junction with Corn Market. The upper floors are accessed via a dedicated entrance off Wilson’s Court. Occupiers in the immediate vicinity include Poundland, Littlewing Pizza, Holland and Barrett and Trespass. Victoria Square is a short walk away, while the city’s main transport links are readily accessible.

Description

The available space consists of 1st, 2nd and 3rd floors which benefit from both stair and lift access. The property is currently being refurbished to include: -

- Carpeted floors.
- Suspended ceilings with LED lights.
- Toilet facilities on each floor.
- Kitchen facility (1st floor).

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
First Floor	777	72
Second Floor	853	79
Third Floor	900	84
Total	2,530	235

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £17,800
Rate in the £ for 2022/2023: £0.551045

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Lease Details

Term: Flexible.
Rent: £10.00 per sq ft.
Service Charge: Full repairing and insuring via service charge.
Insurance: The tenant will be responsible for a fair proportion of insurance.

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