



TO LET

Former Banking Hall & Office Accommodation of c. 30,228 sq ft

Middleton Building, 10-12 High St, Belfast, BT1 2BA

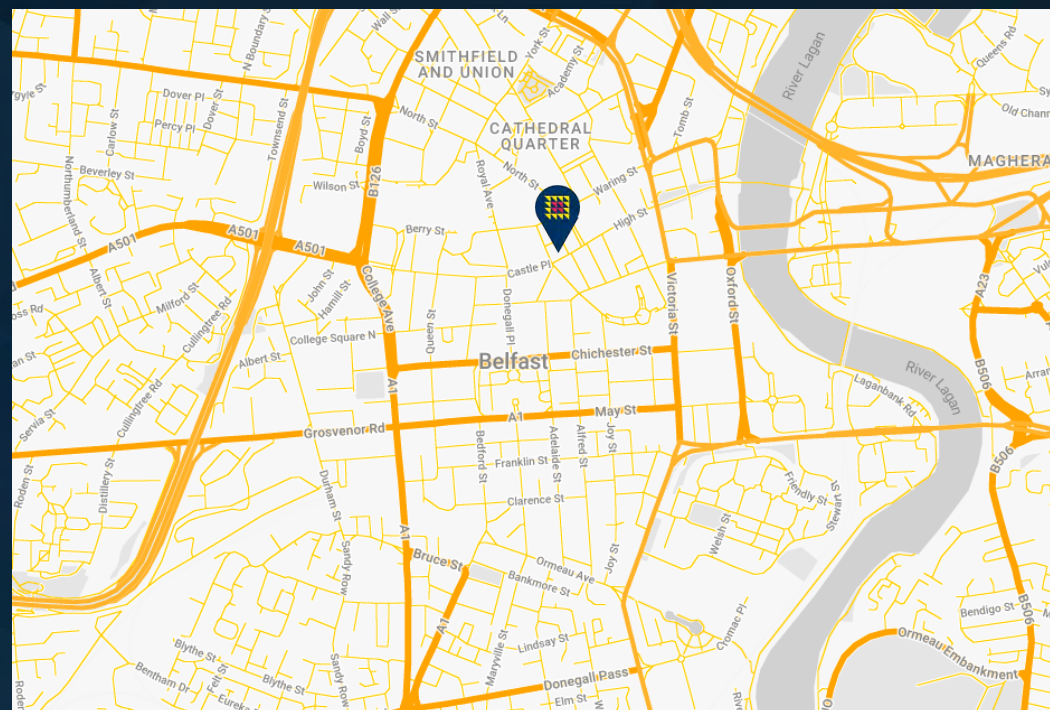
**OK
T**

LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

The subject property is prominently located on High Street in the heart of Belfast City Centres retailing and office core with neighbouring occupiers including Dunnes Stores, Starbucks, TK Maxx, Sports Direct and only a short distance from the numerous bars, restaurants and hotels in the vibrant Cathedral Quarter.

Only minutes from the M1, M2 and M3 interchange providing ease of access to the Provinces road networks and close to rail and bus stations / stops.



DESCRIPTION

The subject comprises retail and office / storage accommodation over five levels. On the ground there is a former banking hall which benefits from own door access and would be suitable for retail accommodation. The upper levels offer office / storage accommodation with WC facilities on each level.

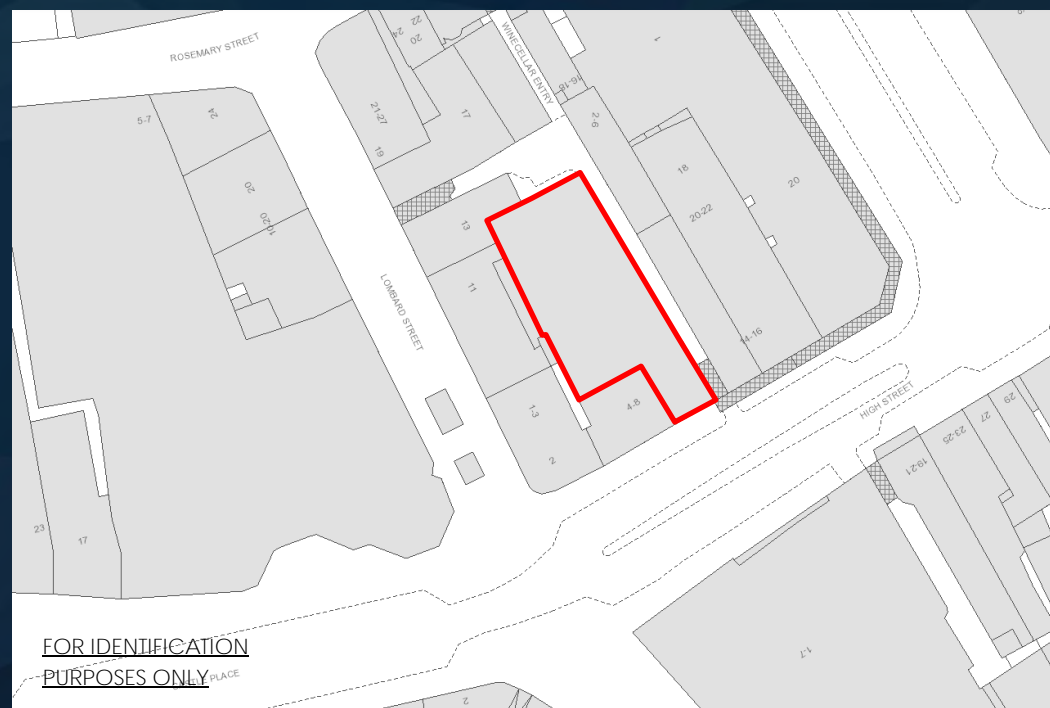
ACCOMMODATION

Description	Area sq m	Area sq ft
Ground, Mezzanine & First Floor	C. 1,467 sq m	C. 15,788 sq ft
Second Floor	C. 459 sq m	C. 4,937 sq ft
Third Floor	C. 452 sq m	C. 4,863 sq ft
Fourth Floor	C. 431 sq m	C. 4,640 sq ft
TOTAL NET INTERNAL AREA	C. 2,809 sq m	C. 30,228 sq ft

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/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OK1. 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.

REF: 9589



FOR IDENTIFICATION
PURPOSES ONLY

LEASE DETAILS

RENT: Rental on Application
TERM: Negotiable
AVAILABILITY: Ground / First Floor: Available from 01/09/2023
Second to Fourth Floors: Available immediately

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

RATES

NAV: Ground and First Floors is £155,000.

Estimated rates payable in accordance with LPS Website: £88,694.26.

Please note that the second to fourth floors are to be assessed.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

EPC CERTIFICATES



CONTACT DETAILS

IAIN MCCABE
ian.mccabe@okt.co.uk

MARK PATTERSON
mark.patterson@okt.co.uk

028 9024 8181

OKT.CO.UK

