

**TO LET (MAY SELL)**

**Ground Floor, 13 Donegall Lane, Belfast, BT1 2LZ**

WELL LOCATED COMMERCIAL UNIT COMPRISING GROUND FLOOR ACCOMMODATION OF APPROXIMATELY 1,878 SQ. FT.

**Lisney**

COMMERCIAL REAL ESTATE



## FEATURES

Well located commercial unit approximately 1,878 Sq. Ft.

Suitable for a wide variety of uses (STPP) including retail and storage

Close proximity to Ulster University and a short walk from the City Centre

Additional space can be made available on request

### LOCATION

The property is located on the corner of Donegall Lane and York Lane, opposite the newly constructed University of Ulster campus. The unit is easily accessible from Donegall Street, which is a busy arterial route from the north of the city.

### DESCRIPTION

The property is currently configured as a number of smaller rooms but could easily be reconfigured to suit the needs of an incoming tenant. The space benefits from a partially glazed frontage with electric roller shutter, suspended ceilings with fluorescent lighting and perimeter trunking throughout. There are also substantial staff WC and kitchen facilities.

### ACCOMMODATION

The areas below are approximate areas.

Ground Floor	Area Sq. M	Area Sq Ft
Commercial Unit	174.5	1,878
<b>TOTAL</b>	<b>174.5</b>	<b>1,878</b>

\*Additional space may be available on the upper floors if required at an additional cost.

### REPAIRS & INSURANCE

The space will be let on effective full repairing and insuring terms.

### RENT

£7,500 per annum, exclusive.

**\*N.B.: While it is the owner's preference to let the unit (and any additional space required), they may consider offers to purchase the entirety of the property, being 13-15 Donegall Lane. Further details can be provided by Lisney on request.**

### TERM

Negotiable – short term lets considered.

### RATES

NAV: £8,750.

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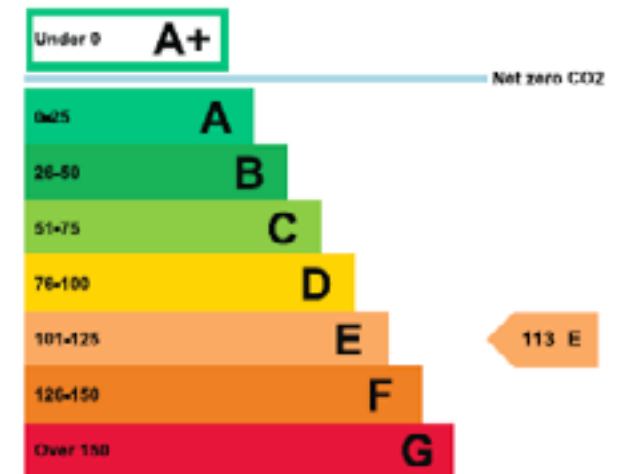
Rates Payable (23/24): £5,006.93

### VAT

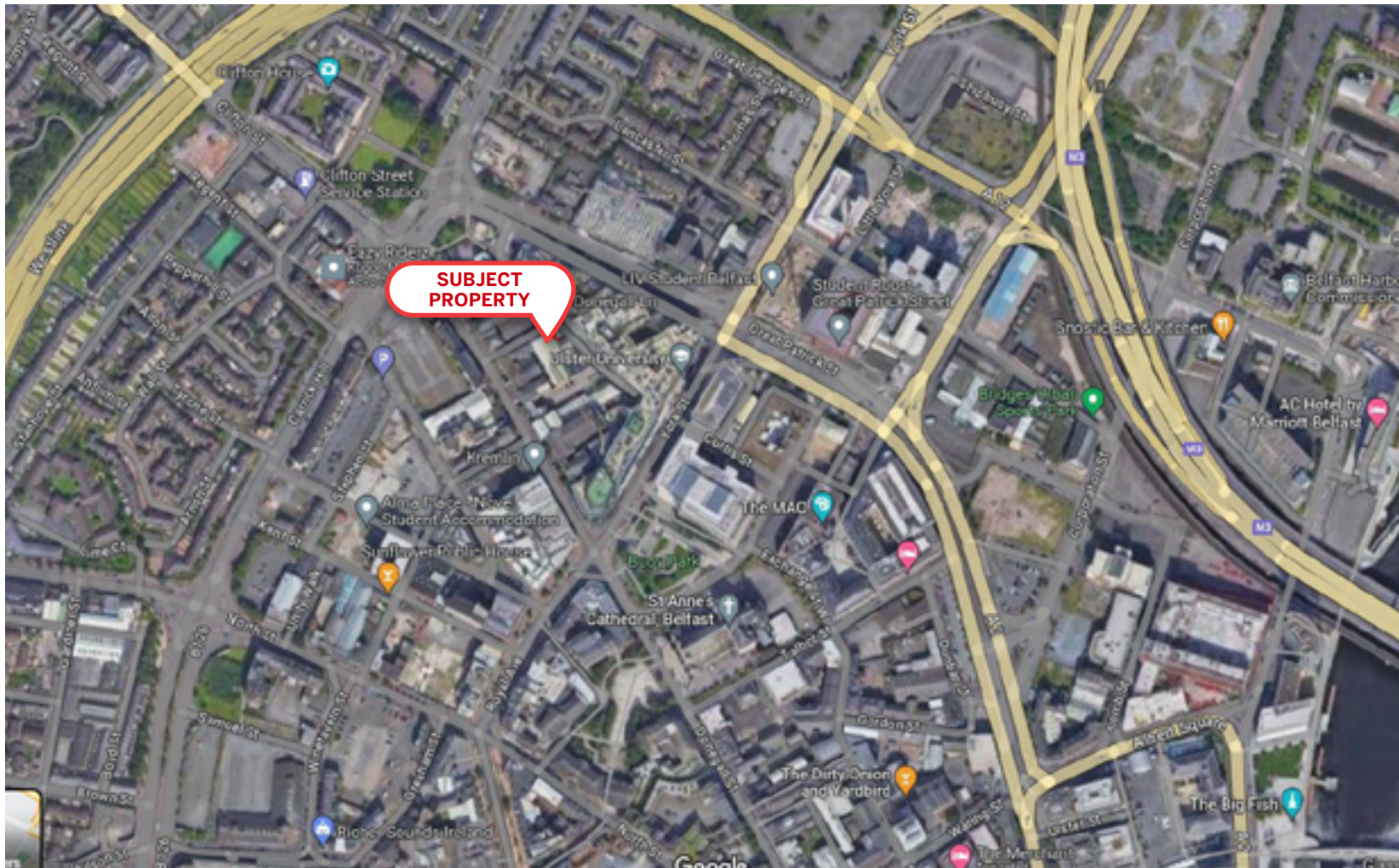
All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

### EPC

E113.



## LOCATION



**Lisney**  
COMMERCIAL REAL ESTATE

**For further information:**

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Viewing Strictly by appointment with the sole selling agent Lisney.

**Lisney Commercial Real Estate**

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