

An aerial photograph of a city street in Belfast, showing a mix of modern and traditional architecture. A yellow outline highlights a specific building at 13 Donegall Lane. The surrounding area includes a church with a tall spire, modern glass-fronted buildings, and a large construction site with a yellow crane. The 'OK T' logo is in the top right corner.

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FOR SALE

13 Donegall Lane, Belfast BT1 2LZ

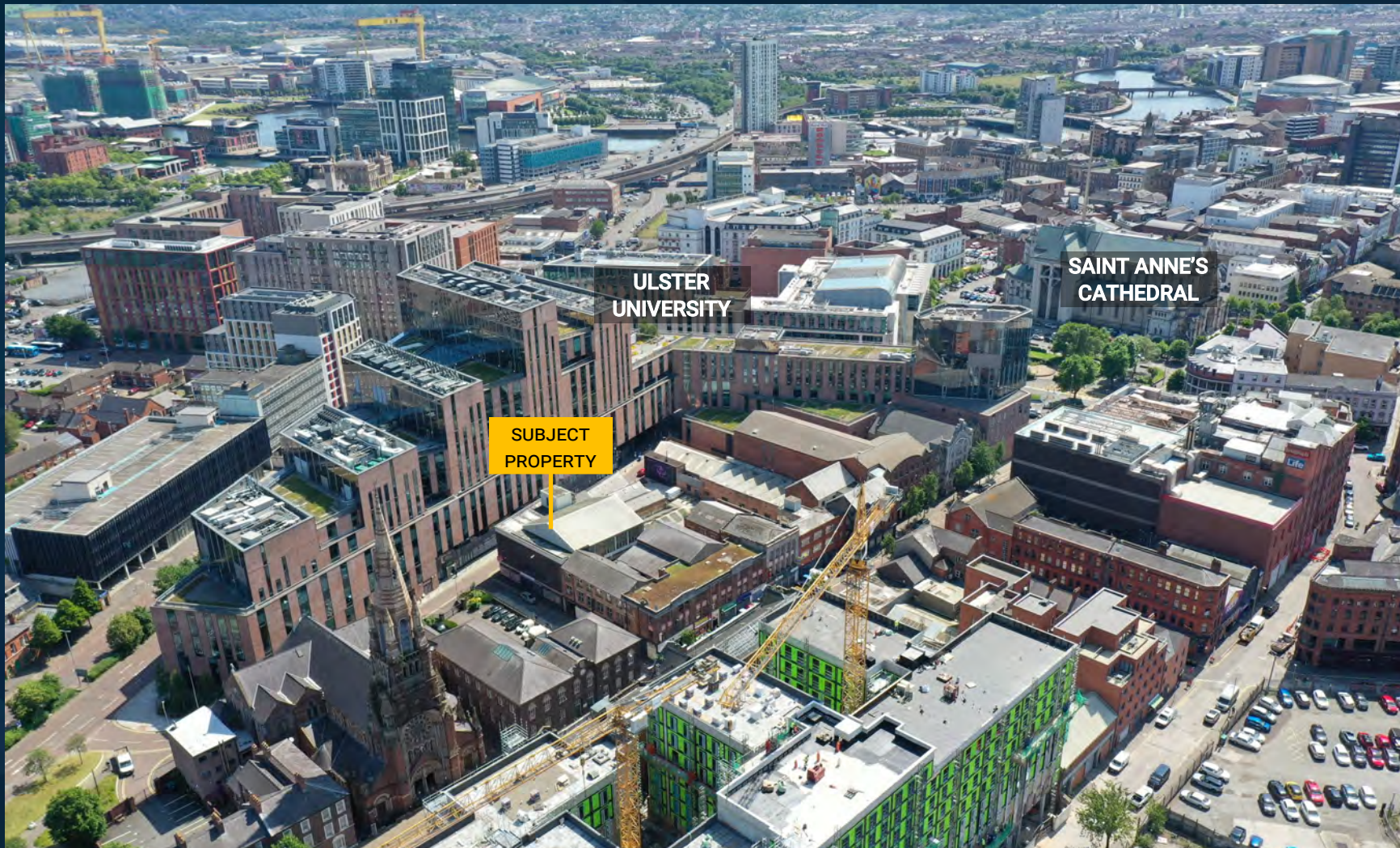
Prime Redevelopment Opportunity with Short Term Rental Income in the heart of Belfast's Cathedral Quarter Comprising c. 18,000 sq ft / 1,672 sq m over 3 Floors on a Site of c. 0.14 Acres

LOCATION

The subject site is located within the hugely popular Cathedral Quarter, the cultural heart of Belfast and home to some of its busiest bars, restaurants, art galleries and hotels.

The opening of the new Ulster University Belfast Campus on York Street has also boosted the surrounding area with new residential accommodation and retail springing up around it to service the student population.

Surrounding occupiers include The MAC, Saint Annes Square, St Annes Cathedral, John Hewitt and Haymarket Bars, Belfast Central Library and Castle Court Shopping Centre.



1.8 M POPULATION

ONE OF THE YOUNGEST
AND FASTEST GROWING
IN EUROPE



SHOPPING

CITY CENTRE SHOPPING
AND AMENITIES WITHIN
2 MINS WALK



CONNECTIVITY

M1 & M2 MOTORWAYS
ARE ACCESSED WITHIN
2 MINUTES VIA
WESTLINK



PUBLIC TRANSPORT

GLIDER ROUTE, METRO
AND RAIL SERVICES A FEW
MINUTES WALK AWAY



DESCRIPTION

The property comprises a three storey building with frontages to Donegall Lane and York Lane . It is served by a passenger lift and comprises a mix of ground floor retail space with upper floor offices and stores.

Suitable for a variety of uses such as office and student accommodation etc subject to any necessary statutory consents.

A ground floor unit is let on a 9 month licence with a 3 month extension option from 1 August 2025 at £12,000 per annum - the tenant is liable for the local authority rates.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Ground Floor	c. 547	5,884
First Floor	c. 547	5,884
Second Floor	c. 547	5,884
TOTAL	c. 1,640	17,652

RATES PAYABLE

Recreation Facility NAV: £14,4000 (Exempt)

Store NAV: £720 (Est rates payable £451.15)

Health Centre Ground-2nd Floors NAV: £18,800 (Est rates payable £11,779.93)

SALES DETAILS

PRICE: Offers in the region of £1,500,000

TITLE: Assumed freehold

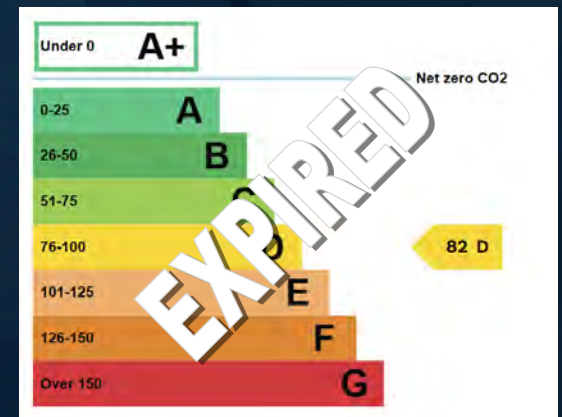
VAT: All prices and outgoings are exclusive of VAT, which will be chargeable.

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/uk/si/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 OKT. 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.

FILE REF: 10110

EPC





FURTHER INFORMATION

**OK
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For further information / viewing arrangements please contact:

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