



SUBJECT SITE

SITE PASSED
FOR STUDENT
ACCOMMODATION

SITE PASSED FOR OFFICE
/ RESIDENTIAL
AND STUDENT
ACCOMMODATION

SITE PASSED FOR STUDENT
ACCOMMODATION

ULSTER UNIVERSITY

NEW UNIVERSITY CAMPUS SITE

FOR IDENTIFICATION PURPOSES

FOR SALE

Prime Development Opportunity on Outskirts of Belfast's Cathedral Quarter

14 - 20 Little Patrick Street, Belfast BT15 1BA

The logo for OKT, consisting of the letters 'O', 'K', and 'T' stacked vertically in a bold, sans-serif font, set against a yellow triangular background.

LOCATION / DESCRIPTION

The subject occupies a strategic position on Little Patrick Street in close proximity to York Street and Nelson Street, two of the City Centre's main access and egress routes.

The subject also sits in close proximity to the University of Ulster's new Belfast Campus which will benefit from the influx of over c. 12,000 students and staff.

The existing accommodation which extends to over three storeys is currently unoccupied and previously utilised for office and workshop accommodation.

PLANNING

Suitable for a wide range of development opportunities, subject to the necessary planning consents

SITE AREA

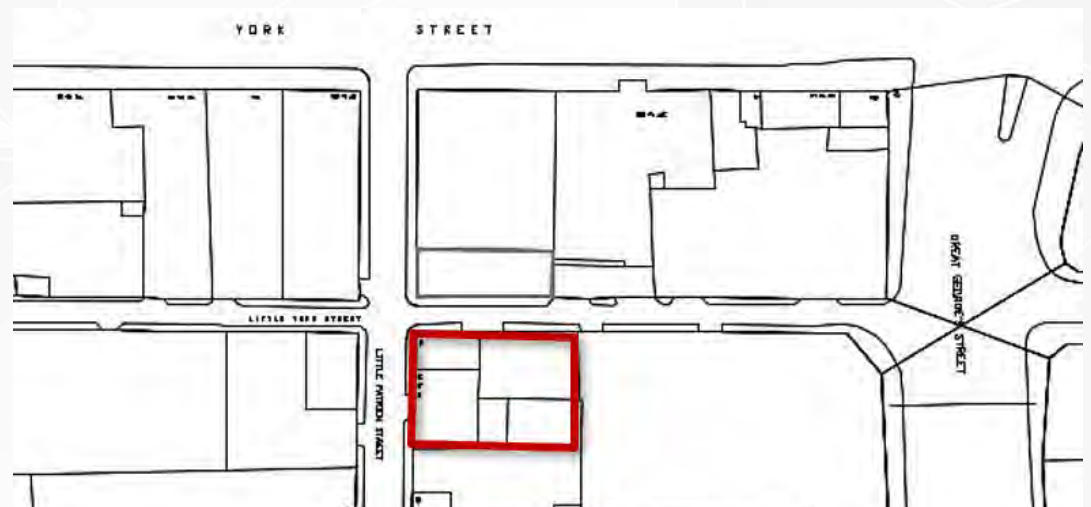
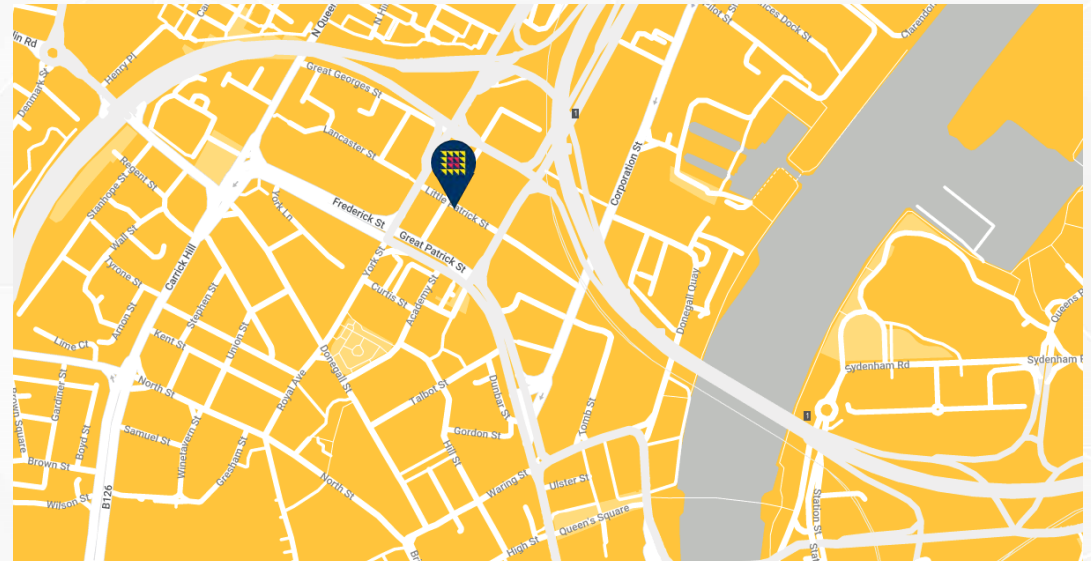
The subject extends to c. 0.15 acres (0.06 ha)

SALES DETAILS

PRICE: On application

TITLE: Assumed freehold :

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



CONTACT DETAILS

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OKT

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.