

An aerial photograph of a city center, likely Belfast, showing a mix of modern and traditional architecture. A large, rectangular plot of land in the center-right is highlighted with a yellow border. The surrounding area includes residential buildings, commercial structures, and a major road with traffic. A yellow triangle in the top right corner contains the letters 'OK T'.

**OK
T**

FOR SALE

FOR IDENTIFICATION PURPOSES ONLY

Lands at North Queen St / Frederick St, Belfast, BT1 2LW

Prime City Centre Development Land Extending to c. 0.6 Acres (0.24 ha)

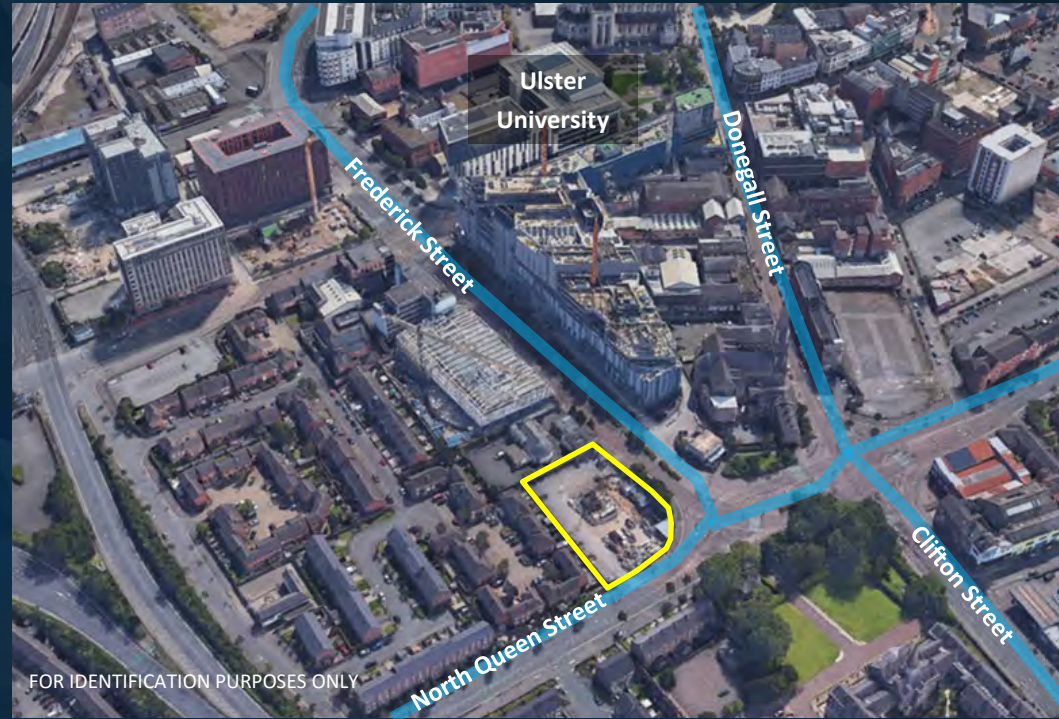
LOCATION

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 site is prominently located on the corner of North Queen Street and Frederick Street, in close proximity to the new Ulster University campus, c. 0.7 miles from the City Centre, 0.4 miles from the Cathedral Quarter and 0.6 miles from the Westlink. In addition, the site is situated in close proximity to several student accommodation developments.

DESCRIPTION

The subject comprises a rare opportunity to acquire a prominent corner site with obvious development potential. The site previously housed a Church hall but is now laid in tarmacadam and hardcore.



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

VARIOUS STUDENT
HOUSING
DEVELOPMENTS

ST ANNES
SQUARE

ULSTER
UNIVERSITY
CAR PARK

ULSTER
UNIVERSITY
CAMPUS

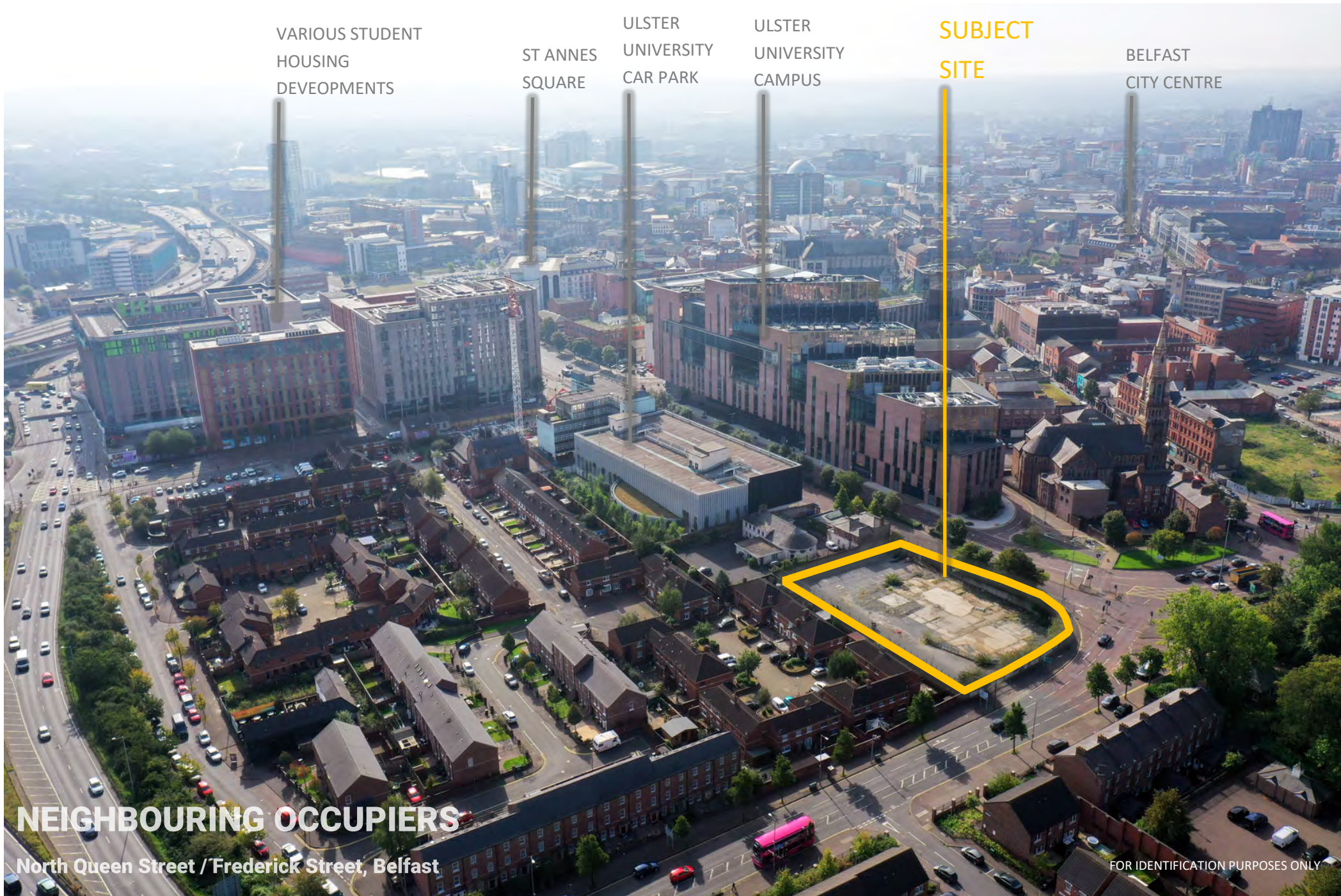
**SUBJECT
SITE**

BELFAST
CITY CENTRE

NEIGHBOURING OCCUPIERS

North Queen Street / Frederick Street, Belfast

FOR IDENTIFICATION PURPOSES ONLY



PLANNING

The subject site is zoned as white land within the development limit according to the current area plan.

The site would be suitable for a range of uses subject to the necessary planning permissions.

FEASIBILITY STUDY

A feasibility study prepared by Like Architects is available on request.

SALES DETAILS

PRICE: Price on Application
TITLE: Assumed freehold
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

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/ukxi/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.

REF: 9344

SITE AREA

The site extends to
c. 0.6 acres (0.24 ha)



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FURTHER INFORMATION

For further information / viewing arrangements please contact:

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**OK
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