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FOR SALE

56 York Street, Belfast, BT15 1AS

Prominent Office / Retail Building Extending to c. 1,195 sq ft

LOCATION

The subject property occupies a prominent position on York Street, c. 0.6 miles from the City Centre. York Street is the busiest junction in the City and provides access to the M2 Motorway leading to the North.

The immediate area has seen major investment in recent years with the opening of the new Ulster University Campus as well as several purpose-built student accommodation blocks which now face the property. Neighbouring commercial occupiers include Hero Sandwiches and Greggs.

In addition, the property is situated c. 0.3 miles from the Cathedral Quarter which is home to many of the City's most established cafes, bars and restaurants

DESCRIPTION

The subject comprises a two-storey end-terrace office / retail building.

The ground floor comprises open plan office with boardroom, kitchen and male / female WC facilities. On the first floor there are four further private offices.

The property is fitted to include painted / plastered walls, carpeted floors, suspended ceilings with recessed lighting and roller shutter door over the ground floor entrance and windows.

Due to its position the property would be suitable for a variety of alternative uses, subject to any necessary planning permissions.

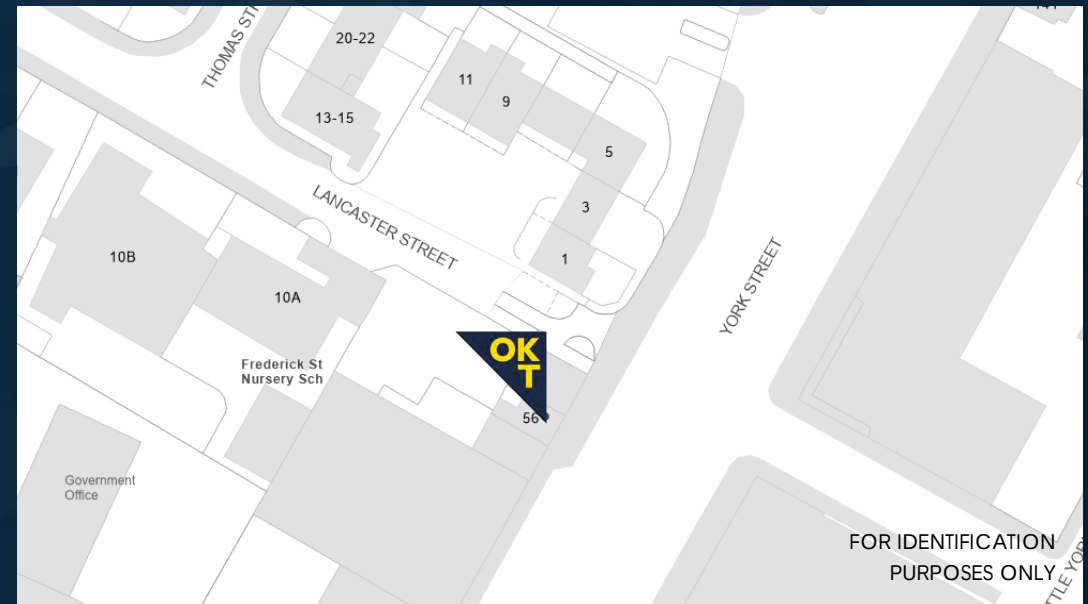
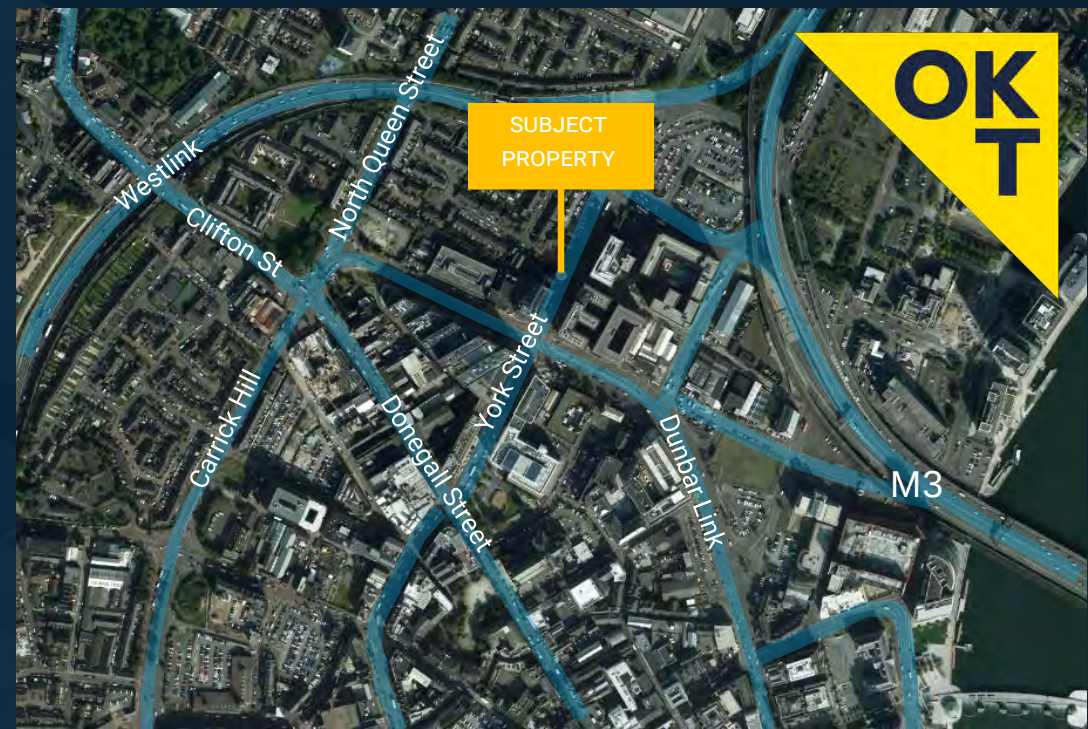
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Office (including board room)	c. 48 sq m	516 sq ft
Kitchen	c. 11 sq m	117 sq ft
WC Facilities	-	-
FIRST FLOOR		
Office 2	c. 16 sq m	172 sq ft
Office 3	c. 13 sq m	141 sq ft
Office 4	c. 12 sq m	129 sq ft
Office 5	c. 11 sq m	118 sq ft
TOTAL ACCOMMODATION	c. 111 sq m	1,193 sq ft

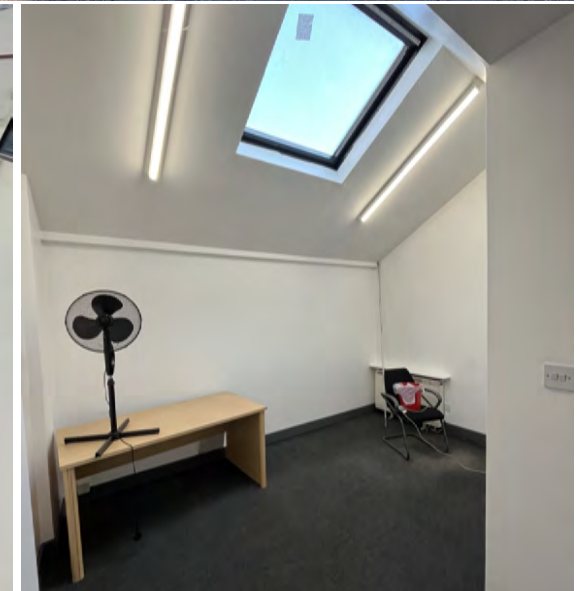
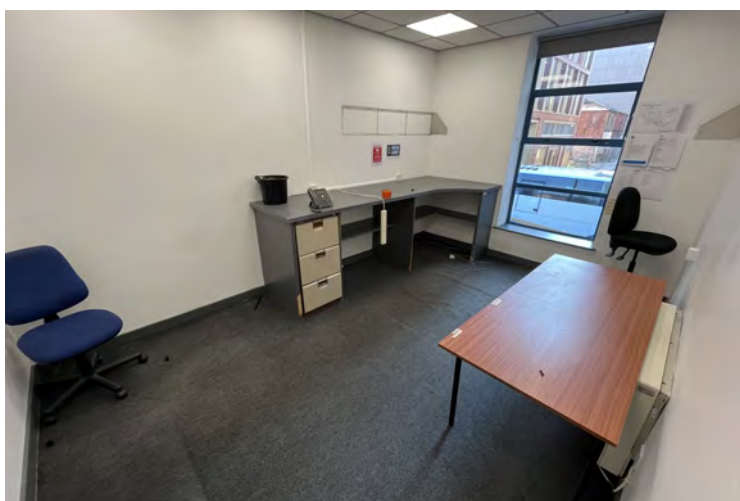
Customer Due Diligence:

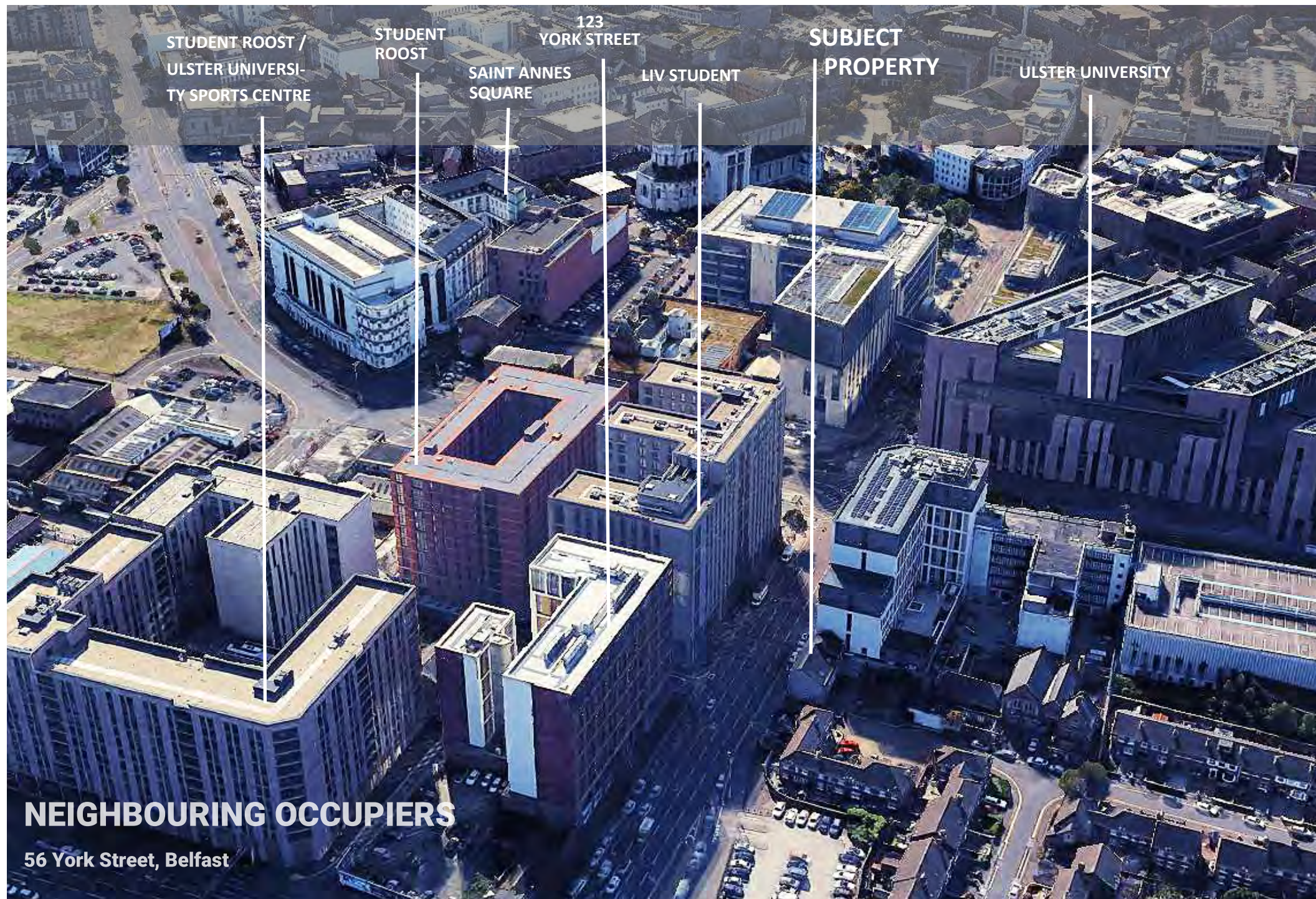
As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. 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 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: 10226



FOR IDENTIFICATION
PURPOSES ONLY





STUDENT ROOST /
ULSTER UNIVERSI-
TY SPORTS CENTRE

STUDENT
ROOST

SAINT ANNES
SQUARE

123
YORK STREET

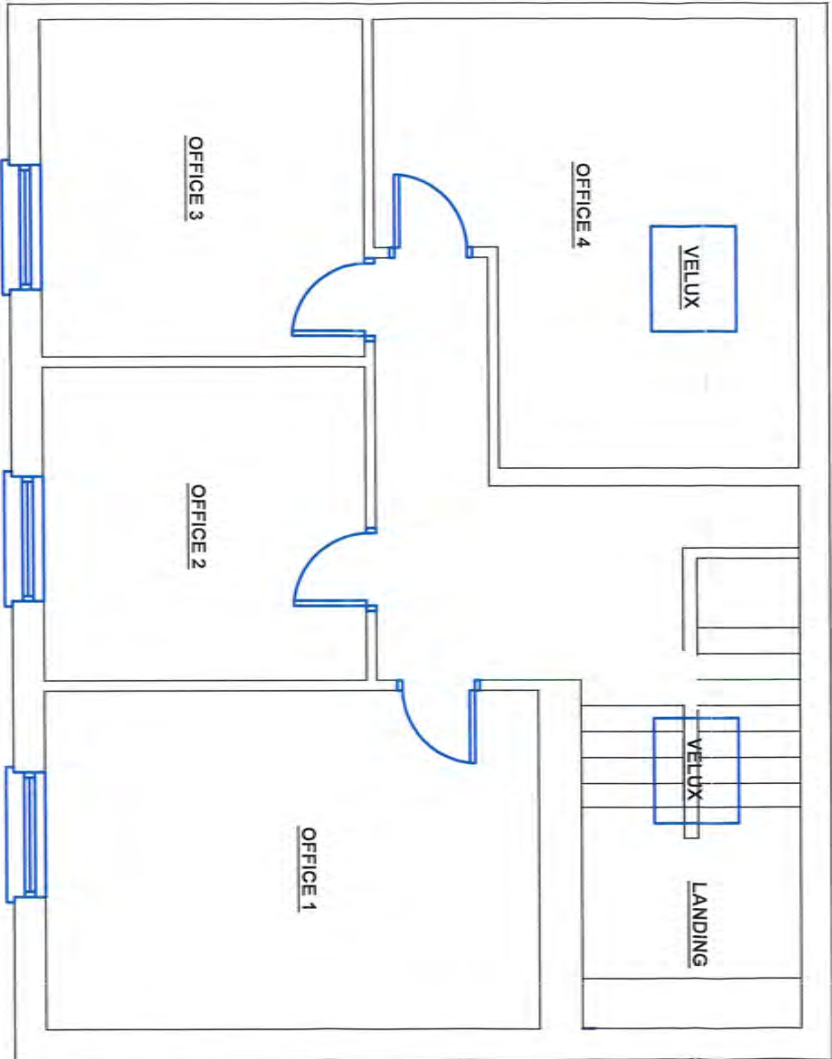
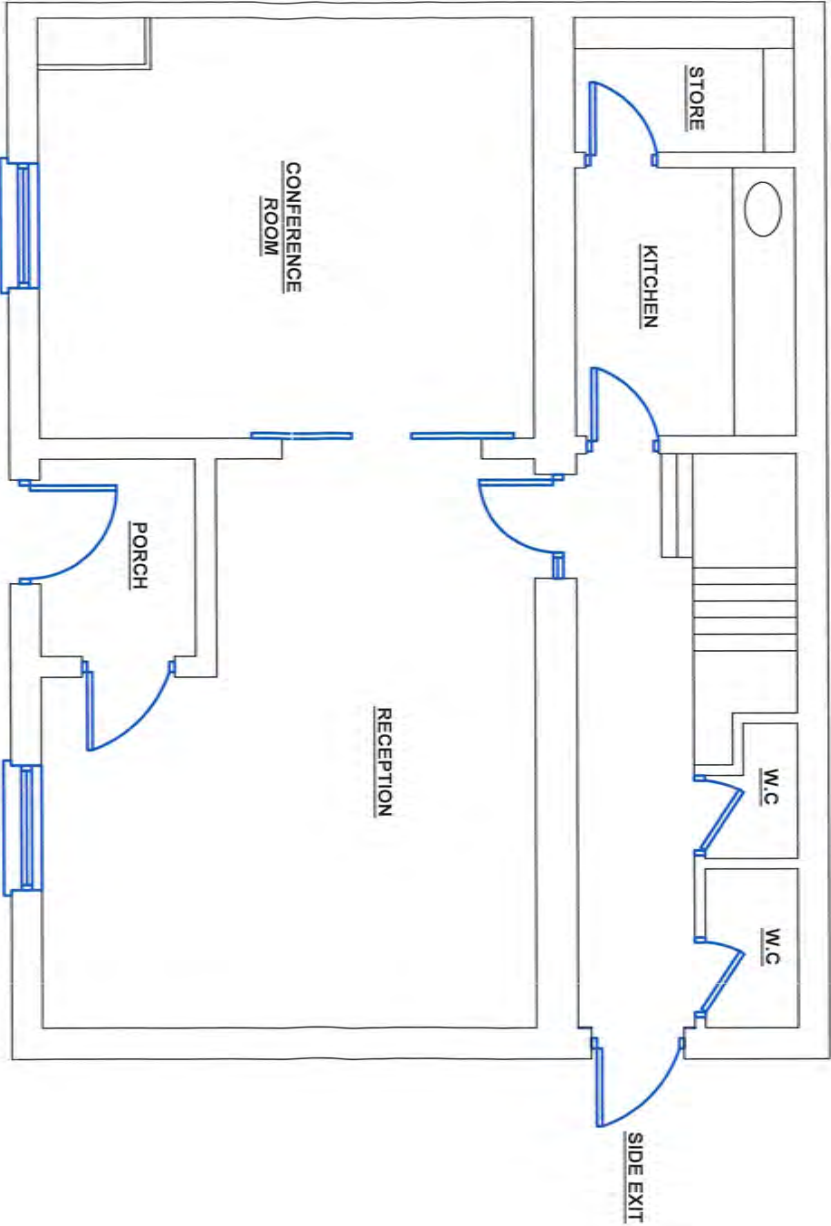
LIV STUDENT

SUBJECT
PROPERTY

ULSTER UNIVERSITY

NEIGHBOURING OCCUPIERS

56 York Street, Belfast



Floor Plan

56 York Street, Belfast

SALES DETAILS

PRICE: Offers over £200,000
TITLE: Assumed freehold

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.

VAT

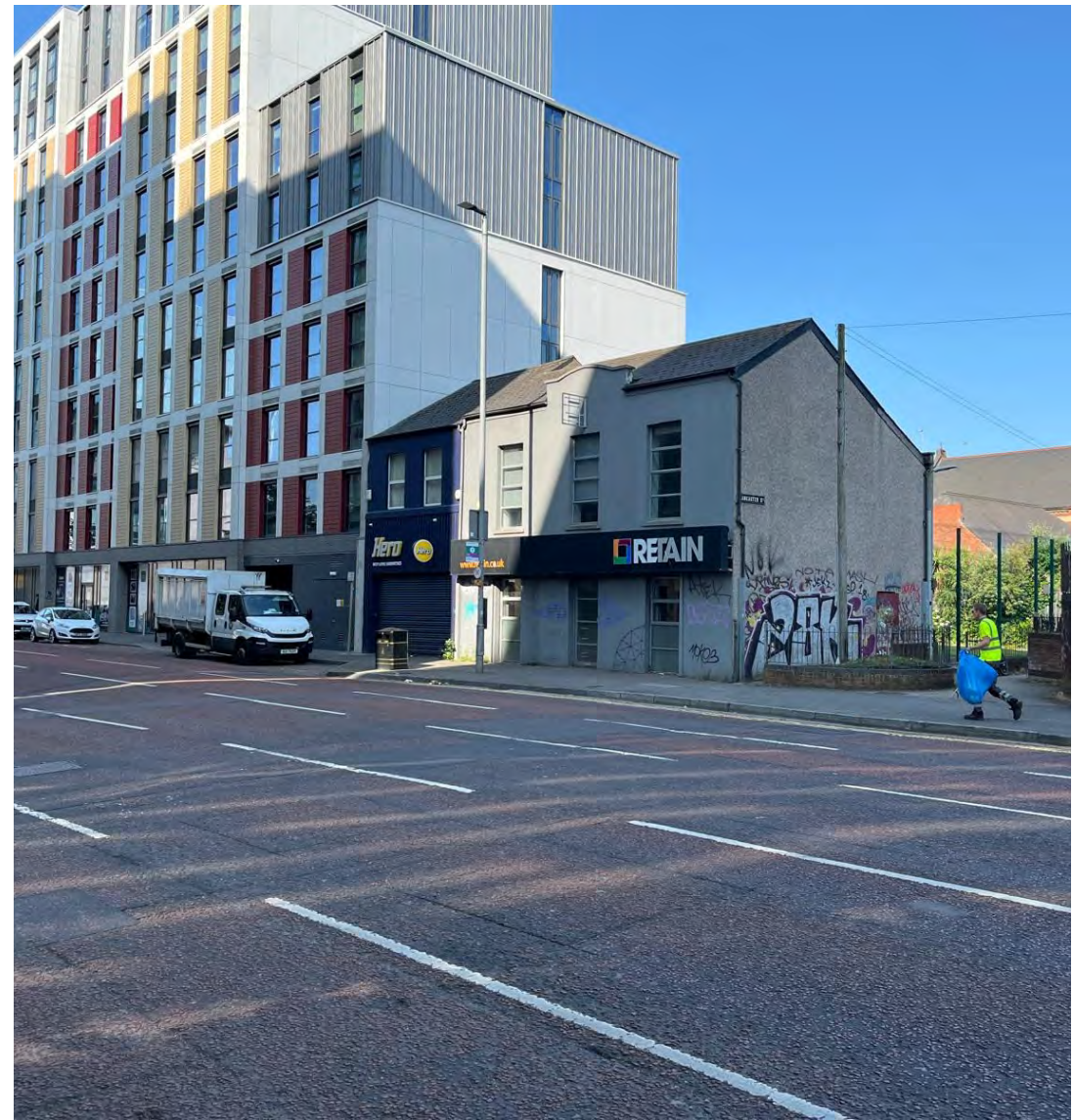
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £9,800

Estimated rates payable in accordance with LPS Website:
£6,140

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

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.

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