



FOR SALE Prominent City Centre Re-Development Opportunity of c. 3,134 sq ft
Upper Floors, 9-11 Lombard Street, Belfast, BT1 1RB

LOCATION / DESCRIPTION

The subject occupies a highly prominent position on Lombard Street adjacent to the Castle Place / High Street junction and in close proximity to the prime retail pitch in the heart of Belfast City Centre.

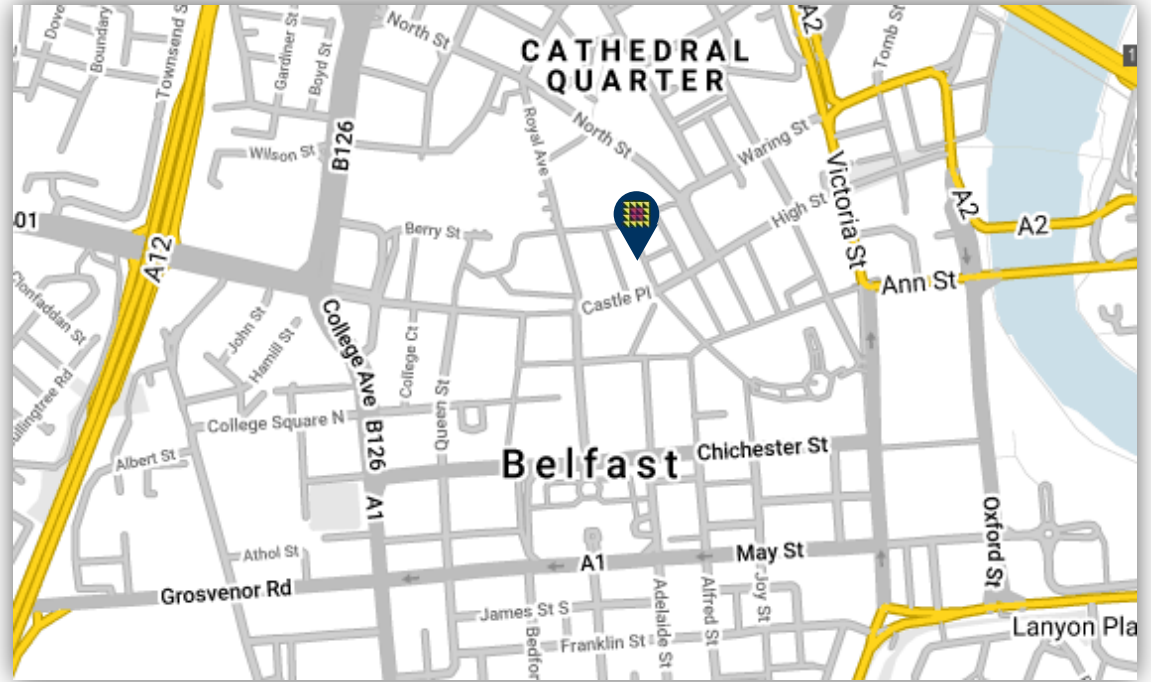
The property benefits from its proximity to the city's main transport hubs of Great Victoria Street Bus and Rail Station, Lanyon Train Station, Laganside Bus Station and the Metro Bus terminus of Belfast City Hall.

The subject comprises the three upper floors of an historic B2 listed four storey grey brick building constructed in c. 1874 and designed by architect Thomas Jackson.

Internally the property comprises cellular office / studio accommodation, fitted to include painted / plastered walls, suspended spot lighting, timber flooring, sash windows, decorative corniced ceilings, feature fireplaces, ornamental safes and communal WC facilities with access provided via shared ground floor entrance.

The property provides a refurbishment / redevelopment opportunity being suitable for a wide range of commercial / residential uses subject to any necessary planning / statutory consents.

Neighbouring occupiers include TK Maxx, Sports Direct, HMV, Office Shoes and Café Nero whilst Victoria Square and Castle Court are located a short walk away.

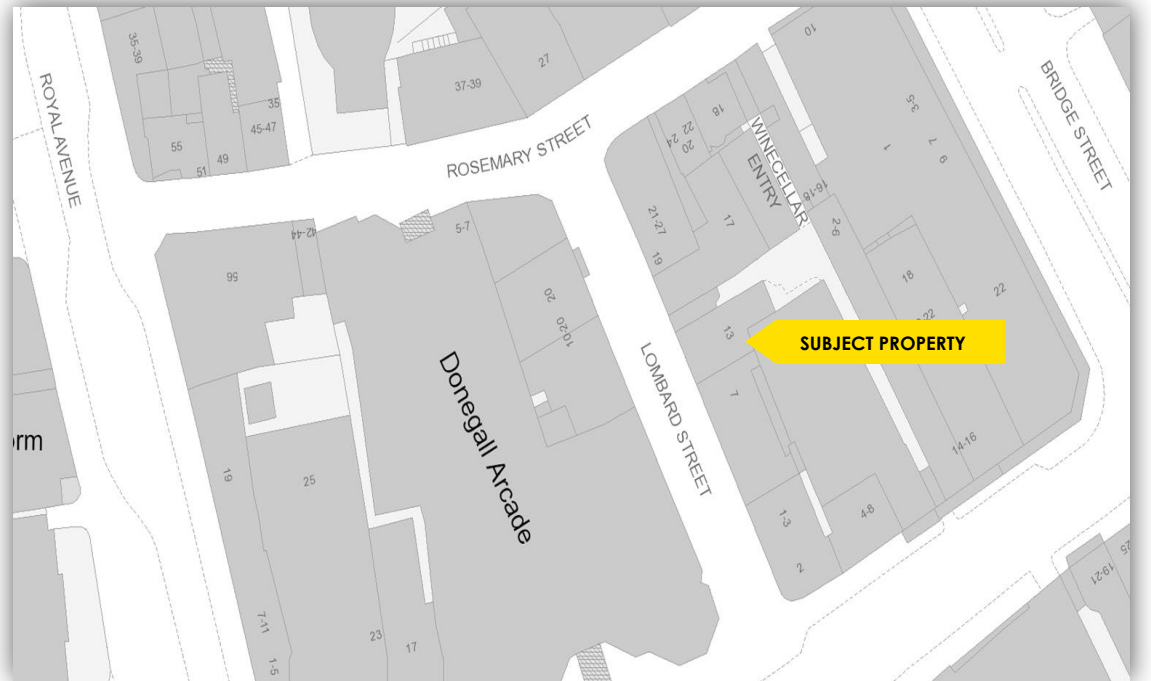


ACCOMMODATION

| DESCRIPTION | AREA SQ M | AREA SQ FT | TENANCY DETAILS |
|--------------|--------------------|--------------------|-------------------------|
| FIRST FLOOR | c. 97 sq m | 1,047 sq ft | Vacant |
| SECOND FLOOR | c. 96 sq m | 1,028 sq ft | £3,000 pa (Overholding) |
| THIRD FLOOR | c. 98 sq m | 1,059 sq ft | Vacant |
| TOTAL | c. 291 sq m | 3,134 sq ft | |

SALES DETAILS

PRICE: Offers around £295,000
TITLE: Assumed freehold





PLANNING

The property forms part of a planning application for a proposed hotel redevelopment which was approved in October 2012.
 Planning ref: Z/2012/0087/LBC.

NAV

We have been advised by the Land and Property Service that the current NAV's are as follows:

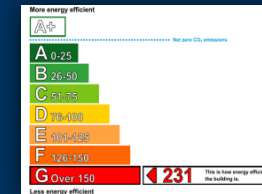
First Floor Offices: £3,750
 Second Floor Offices: £2,950
 Third Floor Offices: £1,900

The commercial rate in the pound for 2020 / 2021 is £0.538166.

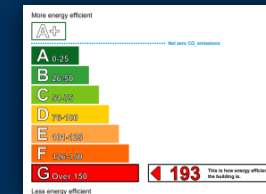
Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable

VAT

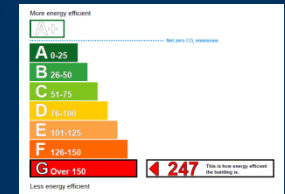
All prices, outgoings etc are exclusive of, but may be subject to VAT.



First Floor



Second Floor



Third Floor

FURTHER DETAILS



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Our Ref: MJ/EC/8595

OKT for themselves and for the Vendors or Lessors of this property whose agents they 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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