



# FOR SALE

Income Producing City Centre Buildings with Obvious Redevelopment Potential

**1– 3 Queen Street & 56 Castle Street, Belfast BT1 1HD**

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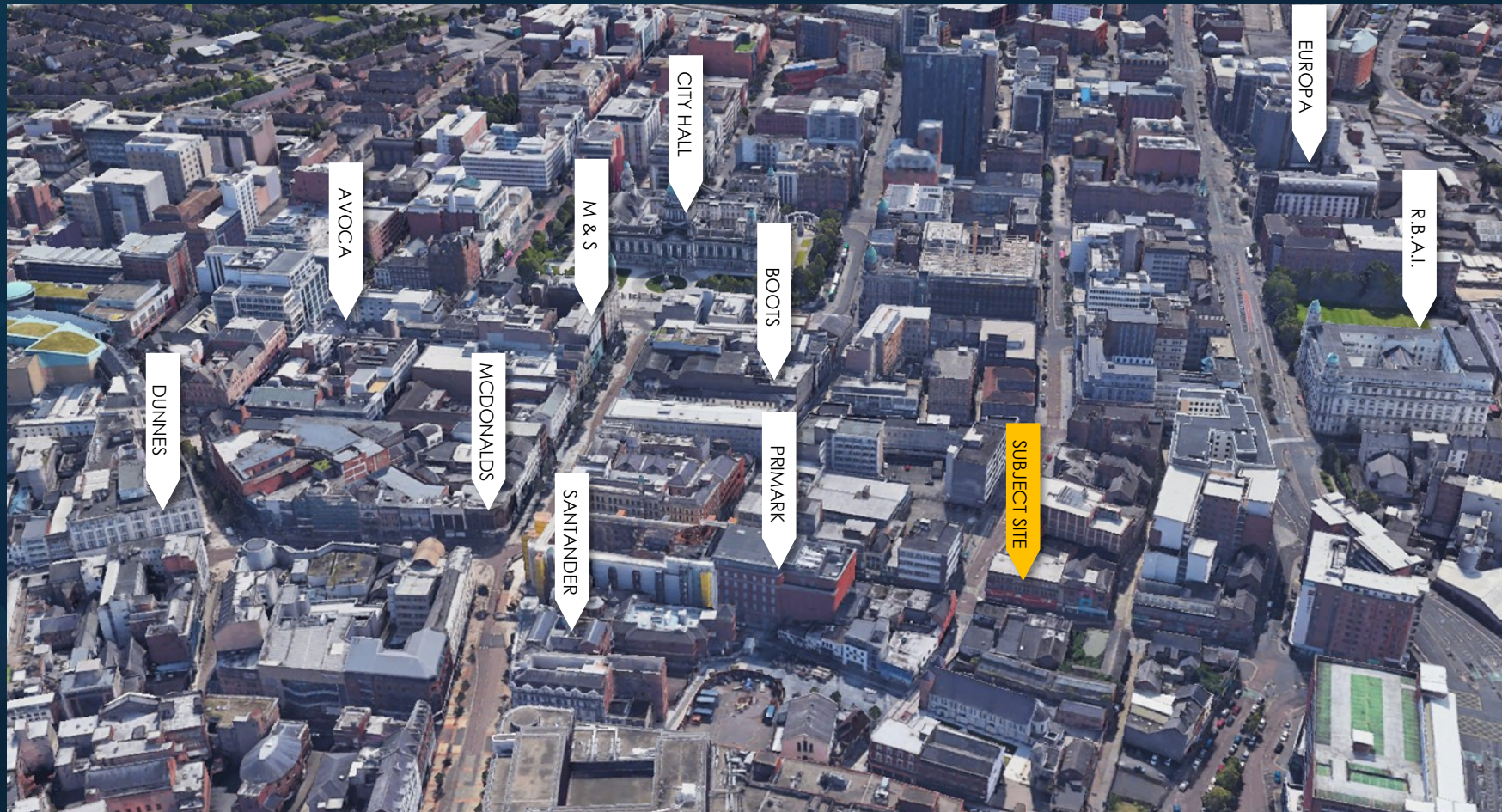
# LOCATION

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 property is prominently located at the junction of Castle Street and Queen Street in the heart of the City Centre.

The immediate vicinity comprises a mix of retailers, cafes and offices, with neighbouring occupiers including Primark, Mourn Seafood and the Law Centre NI.

Additionally the property is situated in close proximity to Castle Court Shopping Centre and the city's prime retailing core.



1.8  
MILLION

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 subject comprises an impressive three-storey period building with a two-storey modern extension.

The period building has a traditional brick external finish and benefits from a number of original features.

The building has a curved sandstone side entrance with bow windows above and ornamental finials surrounding the perimeter of the roof.

The modern section of the property fronting Queen Street has a rendered external finish, a flat roof, feature window trims on the first floor and roller shutter goods-in access to the street.

The ground floor of the period building and entire modern extension have been let to Poundstretcher Limited since 1997, with a current passing rent of £50,000 per annum.

# ACCOMMODATION

Description	Area sq m	Area sq m
<b>LET TO POUNDSTRECHER (Highlighted in Yellow)</b>		
GROUND FLOOR	C. 548 sq m	C. 5,893 sq ft
FIRST FLOOR	C. 270 sq m	C. 2,906 sq ft
<b>Total Area Let to Poundstretcher</b>	<b>C. 818 sq m</b>	<b>C. 8,805 sq ft</b>
<b>VACANT UNITS (Highlighted in Blue)</b>		
FIRST FLOOR	C. 248 sq m	C. 2,669 sq ft
SECOND FLOOR	C. 278 sq m	C. 2,992 sq ft
<b>Total Area of Vacant Units</b>	<b>C. 526 sq m</b>	<b>C. 5,661 sq ft</b>
<b>TOTAL OVERALL AREA</b>	<b>C. 1,344 sq m</b>	<b>C. 14,466 sq ft</b>

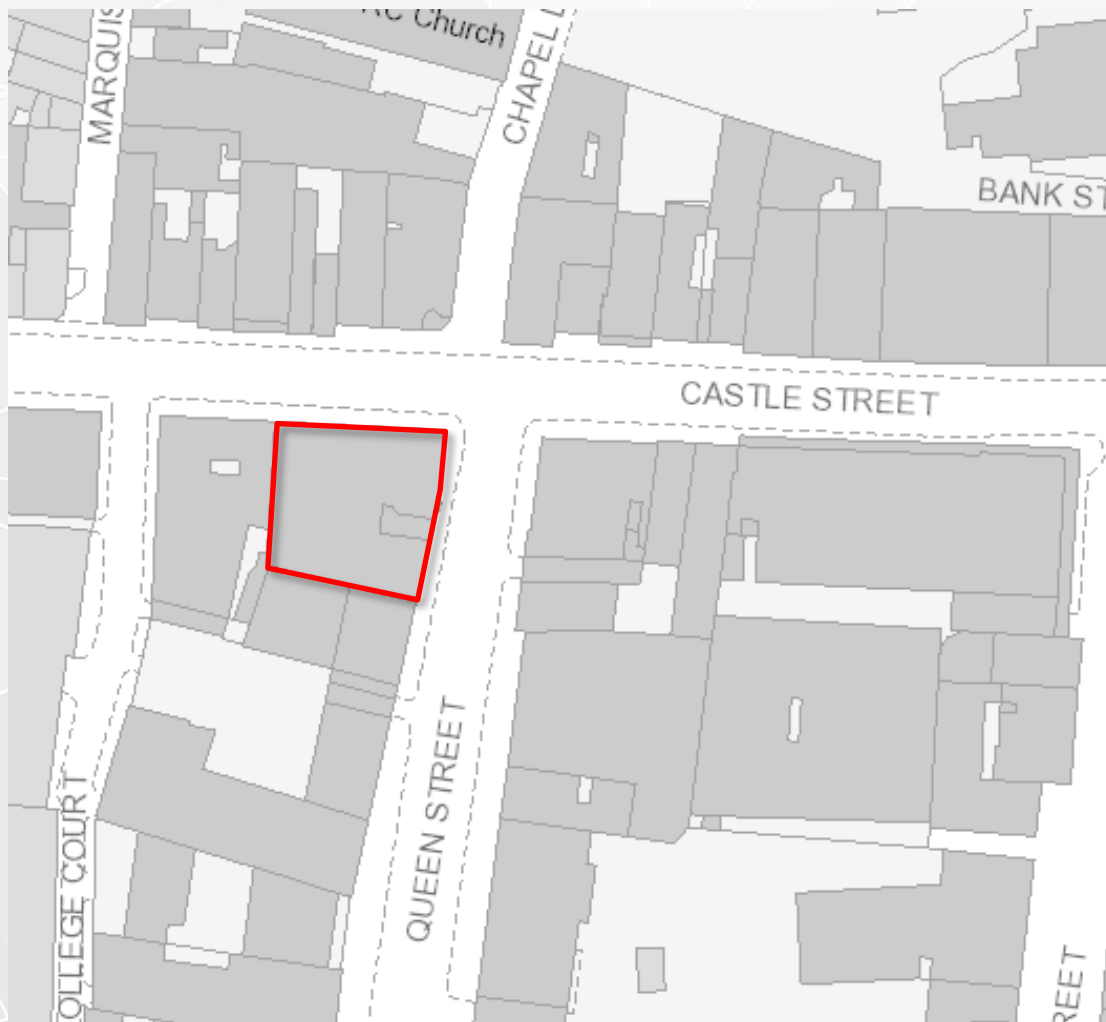


# TENANCY

The ground floor of the period building and entire modern extension have been let to Poundstretcher Limited for a term of 10 years from December 2014 at a rental of £50,000 per annum.

# SITE AREA

The overall site extends to c. 0.16 acres (650 sq m).



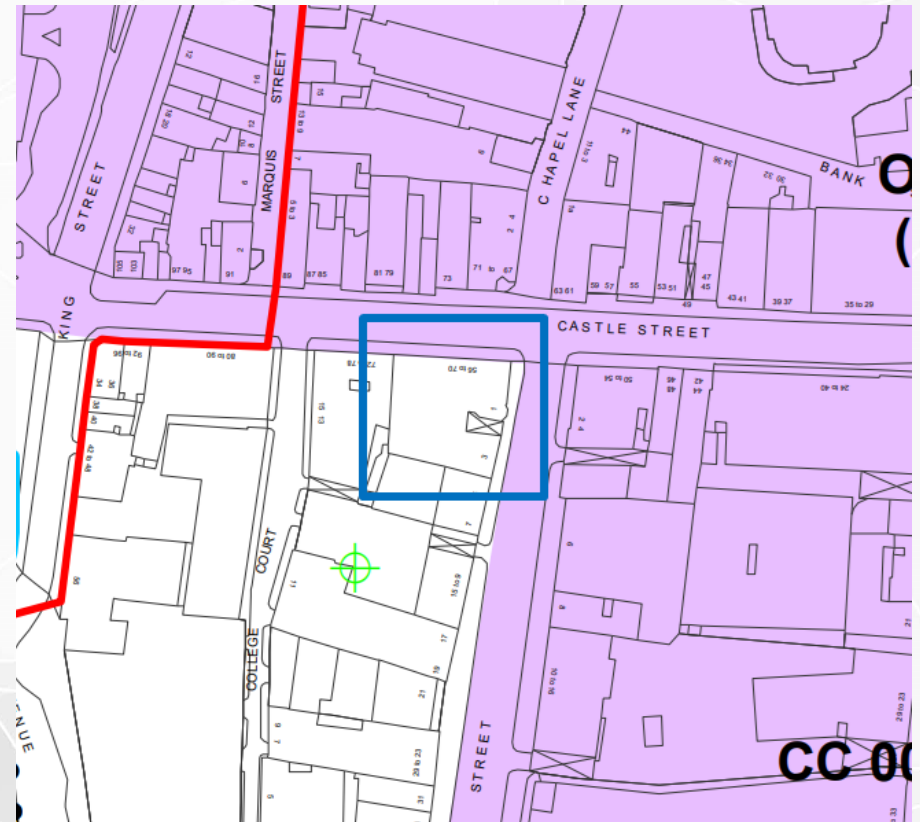
**Subject to planning the subject offers obvious long term redevelopment potential**

# PLANNING/ REDEVELOPMENT POTENTIAL

The subject is located within the City Centre development limit and is zoned as being within a conservation area according to the current Belfast Metropolitan Area Plan (Map No. 2/001 Belfast City Centre).

Subject to planning the subject offers obvious long term redevelopment potential.

The 0.16 acre site (650 sq m) would be suitable for redevelopment into a variety of uses including retail, office, residential accommodation or a mixed use scheme involving a combination of the three.





# SALES DETAILS

## PRICE

We are seeking offers in the region of £1,350,000.

## TITLE

We assume the property is held under freehold title.

## NET ANNUAL VALUE

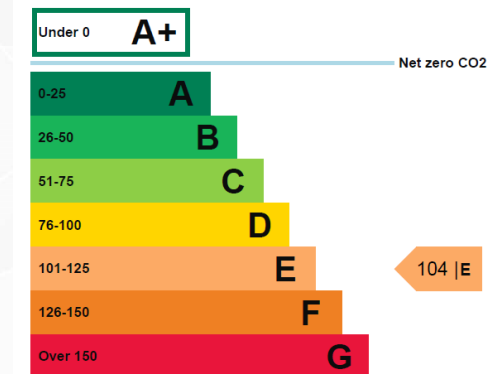
We are advised by the Land and Property Service that the Nav for the subject property is £44,000.

(Estimated rates payable: £24,245.98)

## VAT

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

## EPC CERTIFICATE



## Customer Due Diligence:

As businesses 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 us. 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.

## CONTACT DETAILS

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**028 9066 2366**



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