

FORMER OFFICE BUILDING FOR SALE

19-21 DONEGALL STREET, BELFAST, BT1 2FF

CBRE NI

PART OF THE AFFILIATE NETWORK



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Key Benefits

- City Centre office building.
- Suitable for various uses, subject to necessary consents.
- Located in an area which is experiencing significant regeneration and development.
- Abundance of amenities nearby including gyms, coffee shops, restaurants, hotels and bars.

Location

The property is located on Donegall Street within the Cathedral Quarter in Belfast City Centre. The Cathedral Quarter has witnessed significant development in recent years, with the new Ulster University Campus opening to students in October 2022, and numerous new Purpose-Built Student Accommodation buildings. The area consists of a mixture of business space, restaurants, pubs, hotels and Ulster University. Occupiers in the vicinity include The Merchant, Duke of York, Clanmil Housing Association and Premier Inn.



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Description

The building is a period 4-storey mid-terraced office property which presents the opportunity for a refurbishment and/or a change of use subject to the necessary consents. The interior layout of the building is mainly cellular offices and meeting rooms over 4 floors, combining to give a total area of approximately 9,662 sq. ft. Ladies and Gents toilets are provided on each floor except the 3rd floor. The premises also comprises of a separate self-contained ground floor retail unit known as No. 21 Donegall Street. The rear of the property fronts onto Warehouse Lane.

Price

We are seeking offers in excess of £1,000,000 exclusive.

Title

Assumed Freehold or Long Leasehold subject to a nominal ground rent.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £79,900. The rate in the £ for 2023/24 is £0.572221 therefore the estimated rates payable for 2023/24 are £45,720.

VAT

All prices are quoted exclusive of VAT, which may be payable.

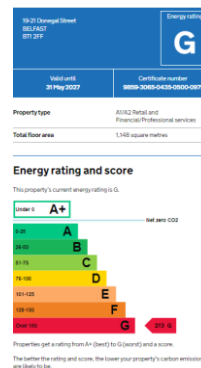
Accommodation

Area		
Ground Floor	2,583 Sq ft	240 Sq m
First Floor	2,109 Sq ft	196 Sq m
Second Floor	2,485 Sq ft	231 Sq m
Third Floor	2,485 Sq ft	231 Sq m
Total	9,662 Sq ft	898 Sq m

EPC

The building has been rated as G-213 under EPC regulations.

A copy of the EPC Certificate is available below and can be made available on request.



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Contact Us

David Wright

T: 07711686101

E: david.wright@cbreni.com

Rory Kelly

T: 07557760331

E: rory.kelly@cbreni.com

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