



**For Sale Substantial Commercial Building
With Class D1 Consent**

109-111 University Street, Belfast BT7 1HP



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COMMERCIAL

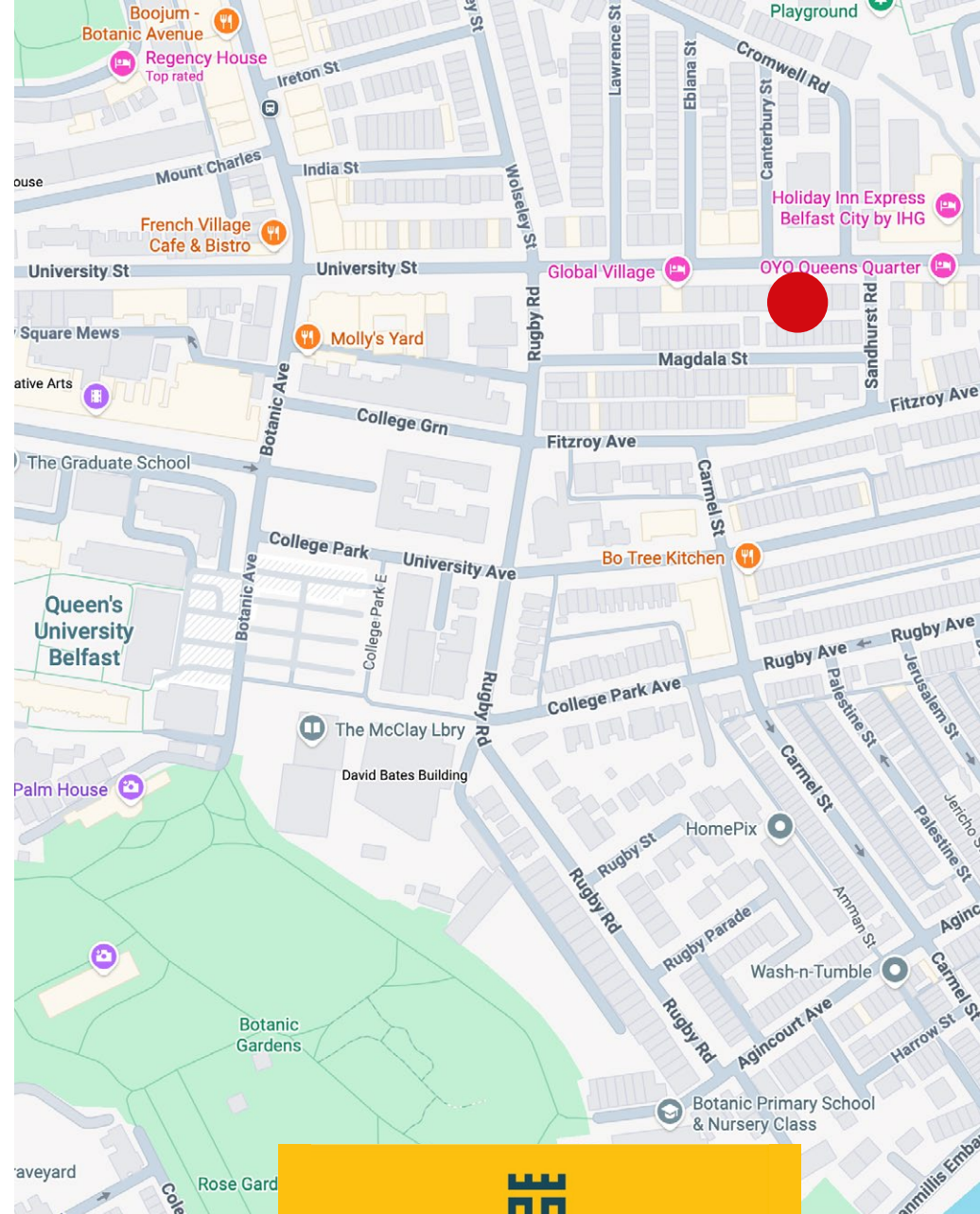
028 90 500 100

SUMMARY

- Imposing four storey double fronted commercial building of approx 424sq.m (4,555 sq ft).
- Prominent location on University Street in the Queen's Quarter location
- Sold with vacant possession
- Suitable for educational, medical use or other D1 use with potential for residential conversion (STPP)
- Offers in the Region of £600,000 Exclusive

LOCATION

- The property occupies a prominent position on the southern side of University Street approximately 100 metres from Ormeau Road and within walking distance of Queen's University Belfast, Botanic Avenue and Belfast City Centre.
- The surrounding area comprises a mix of office, residential, educational and hospitality uses.
- Belfast is Northern Ireland's capital city and the region's principal commercial, administrative and retail centre. The city had a resident population of approximately 345,000 people (Census 2021) Belfast serves as a regional gateway with important transport and business links to Great Britain, the Republic of Ireland and other European cities. The wider Belfast Metropolitan Area has a population in excess of 670,000 people, while approximately one million people live within a 30-minute drive of the city.



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DESCRIPTION

- The property comprises a double fronted four storey red brick mid-terrace commercial building extending to approximately 423.33 sq m (4,555 sq ft) over four floors.
- Formerly occupied by International House Belfast as a language school and administrative offices, the premises are now vacant.
- The building comprises two interconnected four-storey buildings with rear returns whilst retaining separate entrance doors and stairwells, providing flexibility of occupation and potential subdivision subject to approvals. Externally, at ground floor level, is a small yard area between the rear returns which has been finished in wooden decking to provide an external seating area. The upper floors of the building comprise a mix of open plan classrooms, offices, stores and break out areas, together with toilet and kitchen facilities.
- The attractive red brick building has retained many of its original features to include wooden sliding sash single glazed windows, high ceilings with cornicing and attractive stained glass window on first floor landing. Typical finishes throughout the building are carpeted floors, plastered and painted/papered walls and ceilings, together with fluorescent lighting units, a mix of Economy 7 and electric heating and full fire alarm system.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	2 Entrance Lobbies, Reception, Computer Suite and 4 Classrooms / Offices	135.88	1,462
First Floor	7 Classrooms / Offices together with WC facilities	107.78	1,158
Second Floor	5 Classrooms / Offices together with Male & Female WC facilities	98.13	1,056
Third Floor	4 Classrooms / Offices together with WC facilities	81.54	879
Total Net Internal Area		423.33	4,555

RATES INFORMATION

NAV: £33,100

Rate in £ 2026/27 = 0.650288

Rates Payable 2026/27 = £21,524.53

Interested parties should check their individual rates liability directly with Land & Property Services.

SALE DETAILS

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

Price: Offers in the Region of £600,000, exclusive.

VAT

The property is not registered for VAT.



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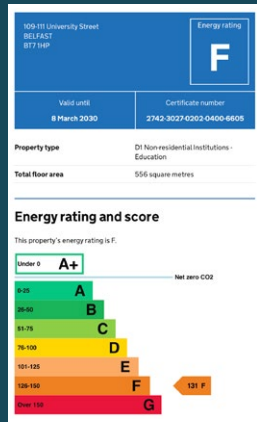
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EPC



Not to Scale

CONTACT

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