



FOR SALE

MARSHALL BUILDINGS, 122-124 DONEGALL STREET, BELFAST,  
BT1 2GY

REDEVELOPMENT/REFURBISHMENT OPPORTUNITY



CBRE NI

PART OF THE AFFILIATE NETWORK

## PROPERTY SUMMARY

- Outstanding city centre residential refurbishment opportunity, subject to planning
- Ground floor retail unit and shell upper floor offices
- Immediate proximity to Ulster University, Cathedral Quarter and purpose-built student accommodation blocks (PBSA)
- Offers invited in excess of £1,000,000 exclusive

### Location

The subject property is prominently located on Donegall Street, immediately opposite St Patrick's Catholic Church.

The building is 100 metres from the newly enlarged Ulster University Belfast campus on Royal Avenue and in immediate proximity to the Cathedral Quarter and Castle Court Shopping Centre.

Surrounding land uses include a range of offices, retail, licensed premises, purpose-built student accommodation and surface car parks.



## Marshall Buildings, 122-124 Donegall Street, Belfast, BT1 2GY

### Description

The property in sale comprises a self-contained ground floor retail unit and a ground floor lobby with three over-riding upper floors.

The building was constructed in 1894 & is of traditional red brick under a pitched roof. The property benefits from double glazed windows throughout and has been stripped back to a shell condition on all floors. Internally the accommodation benefits from floor to ceiling heights of c. 3.0 metres, two stair cores and a lift core.

The property is suitable for a variety of uses but given the proximity to the Ulster University, we see a residential conversion subject to planning approval to provide apartment units as an attractive opportunity.





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Accommodation	
Ground Floor	340 sq ft
First Floor	2,860 sq ft
Second Floor	2,860 sq ft
Third Floor	2,860 sq ft
<b>Total</b>	<b>8,920 sq ft</b>

## Purchase Price

Offers in excess of £1,000,000 exclusive.

## Rateable Value

There is no current rates liability.

## VAT

All prices and outgoings are exclusive of VAT which may be chargeable.

## Contact Us

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## EPC

