

# For Sale

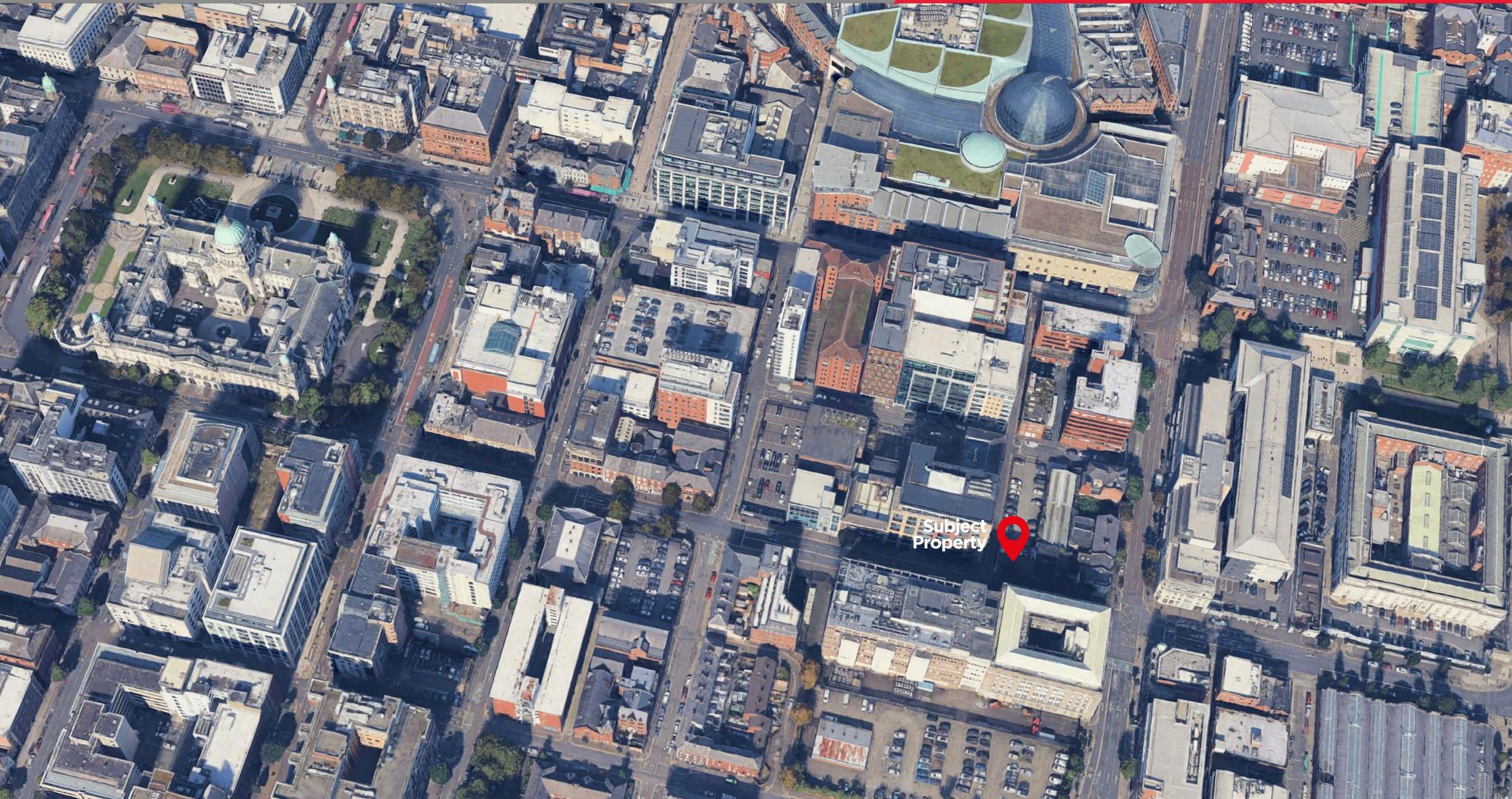
Prominent office building available with vacant possession  
60-64 May Street, Belfast, BT1 4NP



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McCOMBE  
PIERCE



Subject  
Property

# For Sale 60-64 May Street, Belfast, BT1 4NP



## Property Highlights

- Prominent end terrace property
- Formerly utilised as office premises
- Immediately available with vacant possession
- Offers in excess of £325,000 exclusive

## Location

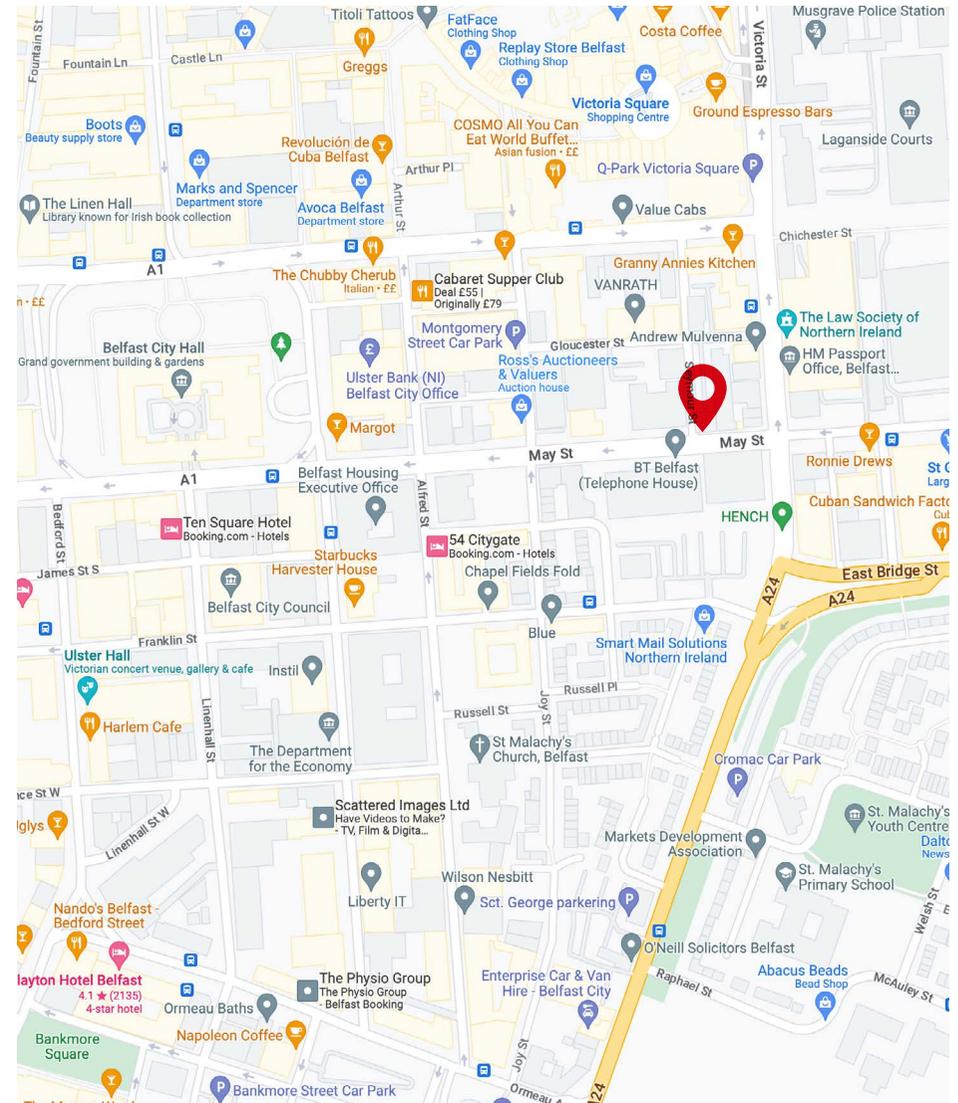
The subject is located on May Street, an arterial route through Belfast City Centre linking Oxford Street and Laganside to Belfast City Hall. Occupiers in the vicinity include the Royal Courts of Justice, Laganside Courts, BT Exchange, Invest NI and Choice Housing Association.

Victoria Square Shopping Centre is located on Chichester Street in close proximity to the subject where there is a Q-Park. There is an NCP car park on Montgomery Street approximately 300 metres west of the subject and there is a privately operated surface car park directly to the rear of the subject.

## Description

The subject comprises an end terrace, 2 storey office building most recently occupied by a local solicitors practice. The property is available for immediate occupation.

The site immediately adjacent benefits from full planning permission for a residential development comprising 77 apartments (LA04/2022/1219/F).



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### Accommodation

The existing accommodation is as follows:

Description	Sq M	Sq Ft
Ground Floor	146.44	1,576
First Floor	145.34	1,564
<b>Total</b>	<b>291.78</b>	<b>3,140</b>

### Rates

The Net Annual Value of the property is £38,300. Rates payable for 2025/26 are approximately £22,955.

### Tenure

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

### Price

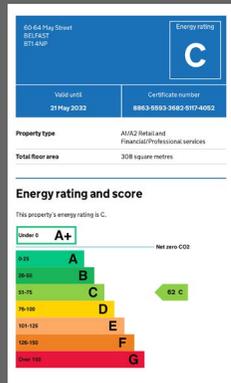
Offers invited in excess of £325,000 exclusive.

### VAT

Please note that all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.



## EPC



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