



For Sale High Profile Office Building
1 Fitzwilliam Street, Belfast BT9 6AW



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COMMERCIAL

028 90 500 100

SUMMARY

- High profile corner site directly opposite Queens University.
- Accommodation of c.125 sq.m (1,347 sq.ft) over ground, first and second floors.
- Suitable for a wide range of occupiers.

LOCATION

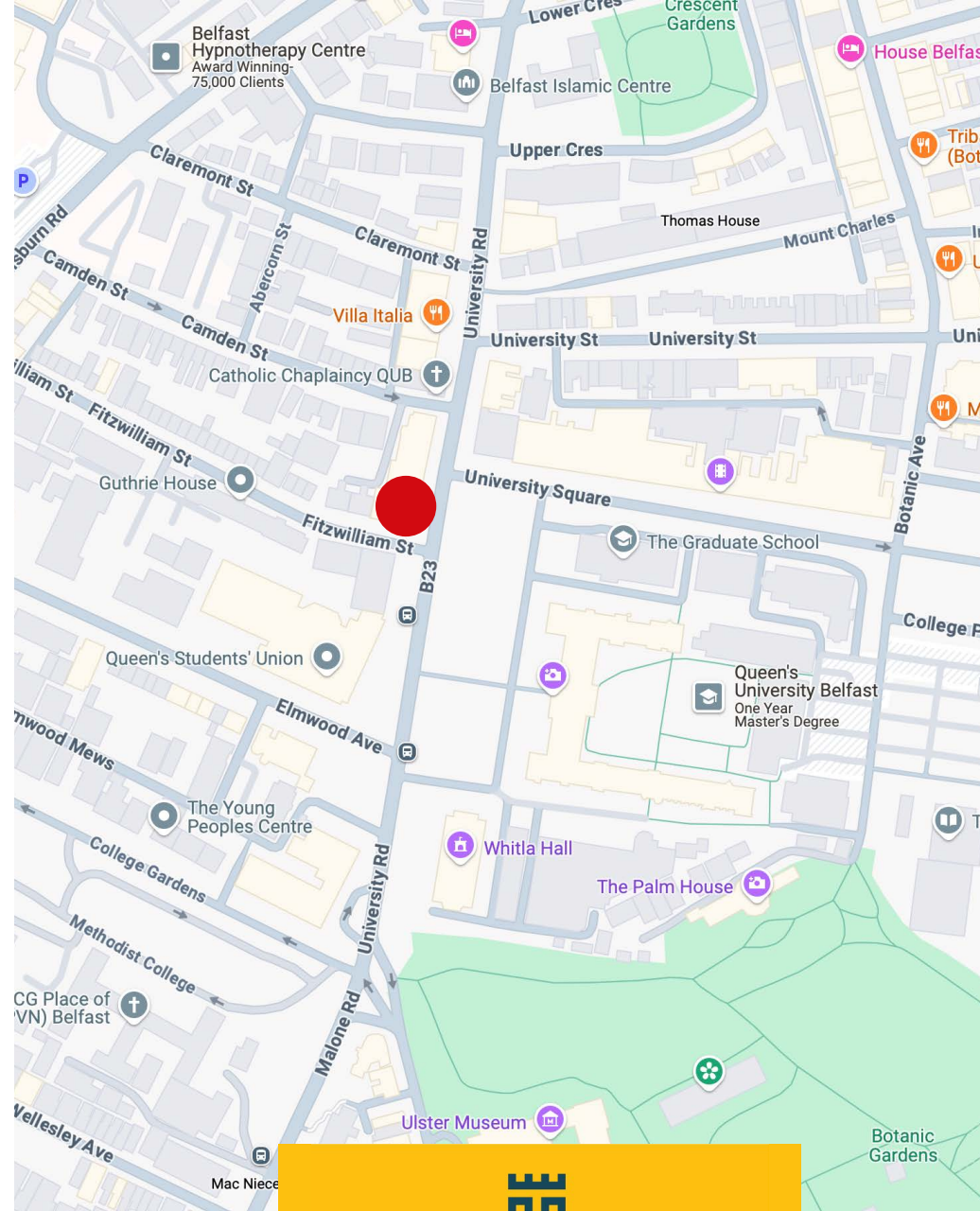
- High profile office building, occupying a highly prominent location on Fitzwilliam Street, at its junction with University Road.
- A unique opportunity to acquire premises directly facing Queens University in South Belfast, approximately 0.5 miles from the City Centre.

DESCRIPTION

- The Grade B Listed property comprises office accommodation over three floors with kitchen & WC's.
- Finishes include wooden/carpeted floors, plastered and painted walls and ceilings with led lighting and gas fired central heating.
- External space to front of building.

LISTED BUILDING STATUS

We are advised that 1 Fitzwilliam Street is a Grade B listed property (Ref no: HB26/28/011C).



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground floor	Office 1	25.54	275
	Office 2	15.55	167
	Kitchen	8.28	89
First Floor	Office 3	25.74	277
	Office 4	15.98	172
	WC		
Second Floor	Office 5	14.21	153
	Office 6	19.90	214
Total Net Internal Area		125.20	1,347

RATES

We are advised by Land & Property Services that the NAV's are as follows:

1 Fitzwilliam Street: £5,950

1a Fitzwilliam Street: £3,700

Rate in £ 2025/26 = £ 0.626592

TITLE

The property is held effective Freehold via Fee Farm Grant.

PRICE

Offers are invited in the region of £375,000, exclusive.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

Brian Wilkinson
028 90 500 100
bw@mckibbin.co.uk

Ben Escott
028 90 500 100
bw@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

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