



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



McKIBBIN
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

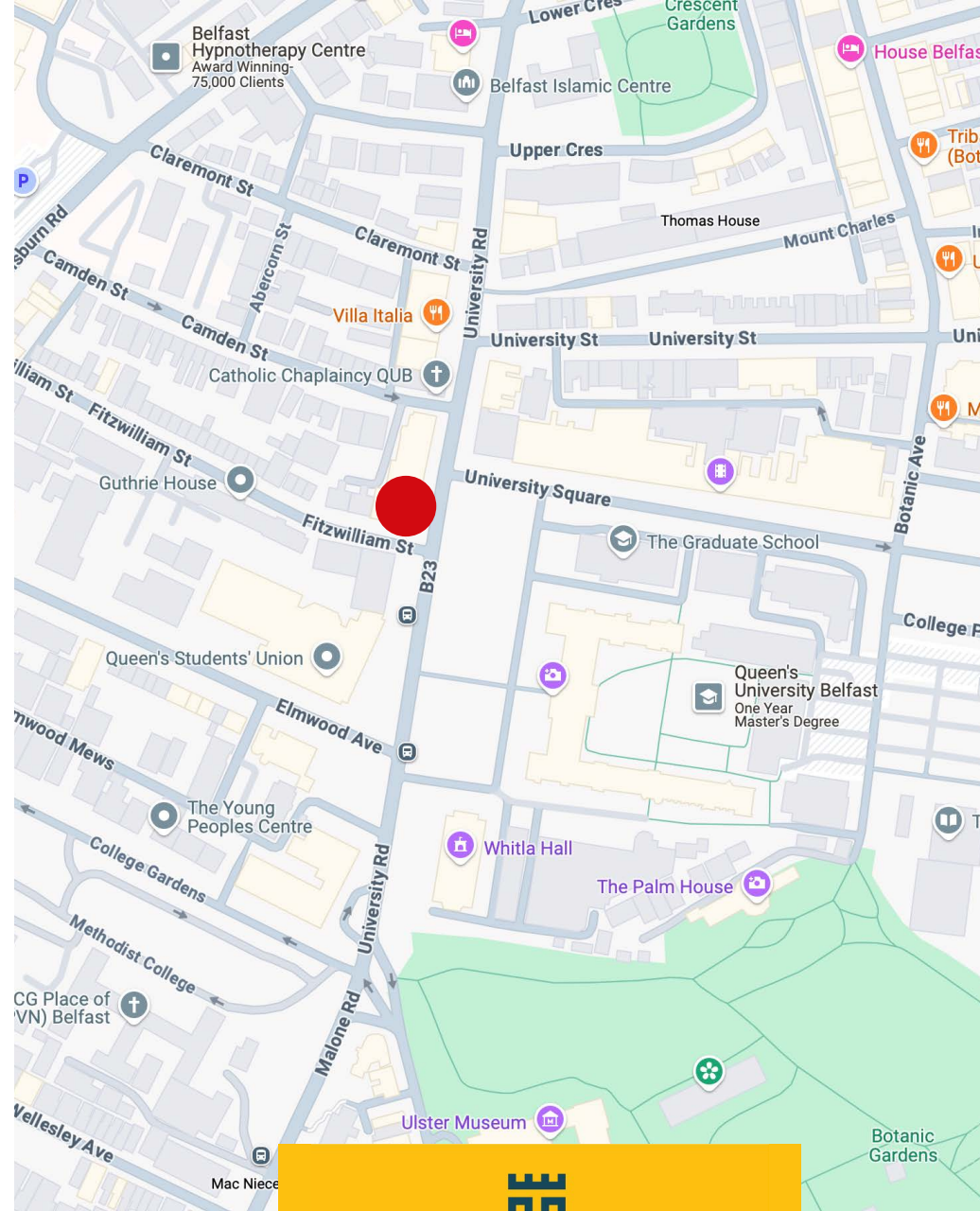
- High profile office building, occupying a highly prominent location on Fitzwilliam Street, at its junction with University Road.
- A unique opportunity to acquire premises directly facing Queens University in South Belfast, approximately 0.5 miles from the City Centre.

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).



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



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

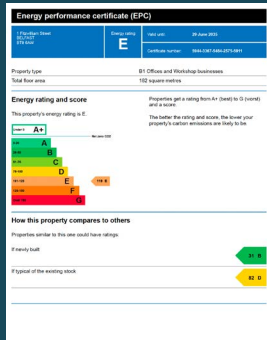
All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



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


McKIBBIN
COMMERCIAL
028 90 500 100

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

Follow us for up-to-date news and information!



McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatever in relation to this property. As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McKibbin Commercial. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.



McKIBBIN
COMMERCIAL
028 90 500 100