



Office Space

- Stand alone office building with car parking for approx 9 cars
- Available on a For Sale/To Let basis
- Immediate area focus of major regeneration projects
- Current income of £57,000 per annum
- Offers in excess of £900,000 exc.

For more information, please contact:

Robert Toland

028 9023 3455
07980 740270
robert.toland@cushwake-ni.com

Joint Agent:

Colliers International

Ian Duddy
029 9024 1500
07730502897
ian.duddy@colliers.com

cushmanwakefield-ni.com

Cathedral Quarter Office Building, 11 Talbot Street, Belfast 5,790 sq ft (537 sq m)

Location

Talbot Street is located in the heart of Belfast's Cathedral Quarter (opposite St Anne's Cathedral) and in immediate proximity to the city retail core of Donegall Place, Royal Avenue and Castlecourt Shopping Centre.

The location benefits from a high degree of accessibility given its immediate proximity to the M1 via the Westlink, M2 and M3 Motorways.

The surrounding area has witnessed significant investment and regeneration activity over the past two years with the on-going development of the new enlarged University of Ulster campus and the continued expansion of the local food and beverage and night time leisure sector.

The exciting development proposals for Tribeca, Belfast will also have a positive impact on the immediate vicinity.

Occupiers within the area include Willis Insurance, Ramada by Wyndham, Pizza Express and the new University of Ulster Campus.

Description

The subject property provides office accommodation over ground and three upper floors. The ground floor offers access to a self-contained ground floor office suite currently let to Willis Insurance and a separate entrance/reception lobby with lift and stair access to the upper floors.

The office space is sub-divided into a number of private offices and finished as outlined below:

- Glazed entrance foyer
- Intruder and fire alarm
- Private office and meeting rooms
- Carpets
- Perimeter trunking
- Plastered and painted walls
- Suspended ceiling with recessed fluorescent strip lighting
- Kitchen / Male and female wcs and shower room
- Economy 7 heating with a plan to install gas heating

Accommodation

We have provided areas of the property in accordance with the RICS Code of Measuring Practice (6th edition).

Description	Sq Ft	Sq M
Ground floor office	1,387	128.85
Ground floor lobby	215	19.51
First floor	1,645	152.82
Second floor	1,735	161.18
Third floor	808	75.06
Total	5,790	537.42

Income

The ground floor together with 2 car spaces is let to Willis Insurance at £17,000 pa for 3 years from November 2019.

The upper floor occupier is prepared to vacate on the date of sale or take a new 3 year lease at a rental of £40,000 per annum to include 4 car spaces.

Lease Details

The upper floors can be leased in one lot or on a floor by floor basis.

Term	Negotiable on FRI terms
Rent	£15.00 psf

Purchase Price

Offers in excess of £900,000 sterling exclusive.

Ownership Plan

An indication of the extent of the title boundaries is outlined below:



Rateable Value

Net annual value: £38,000 per annum.

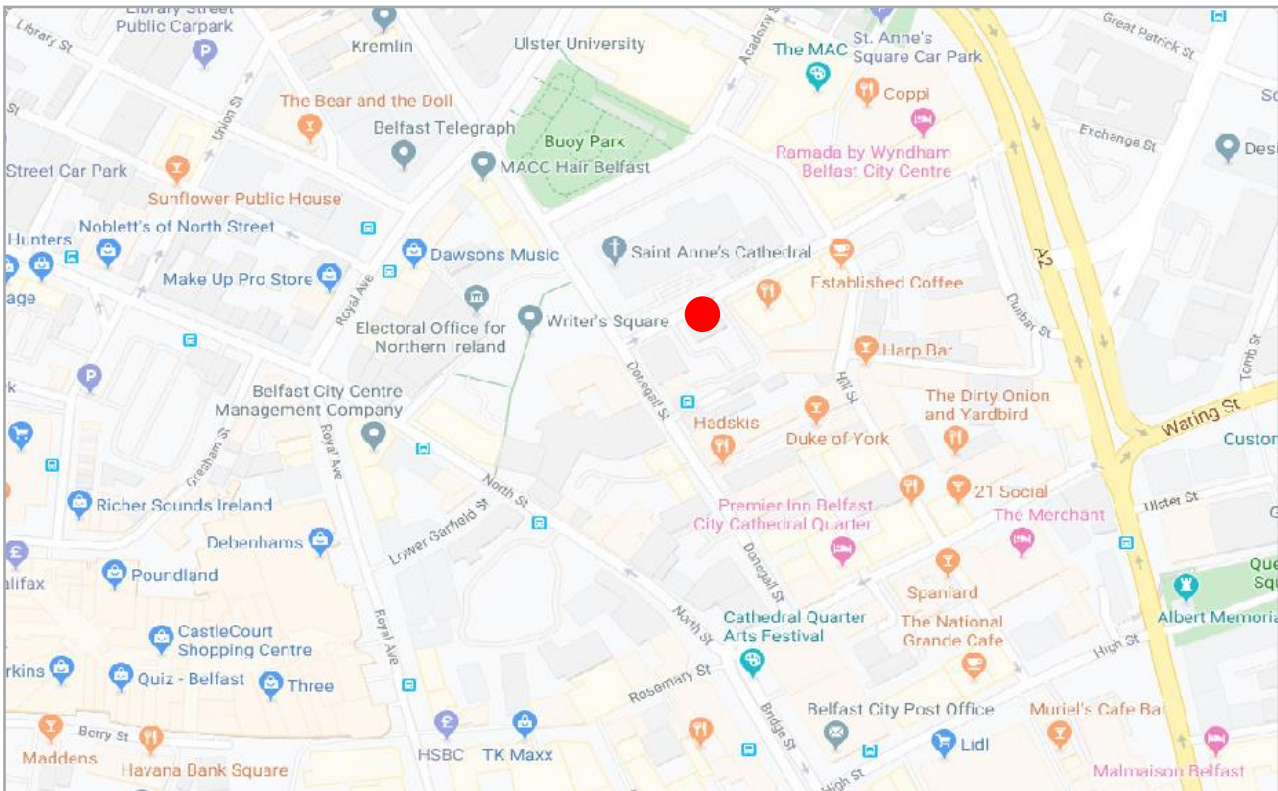
VAT

Prices, outgoing and rentals are exclusive of but may be liable to Value Added Tax.

EPC

Energy Performance Certificate		Northern Ireland
Non-Domestic Building		
11, Talbot Street BELFAST BT1 2LD	Certificate Reference Number: 0440-0137-0229-2521-9002	
<p>This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk.</p>		
Energy Performance Asset Rating		
More energy efficient		
A+	Net zero CO ₂ emissions	
A	0-25	
B	26-50	
C	51-75	
D	76-100	
E	101-125	
F	126-150	
G	Over 150	
Less energy efficient		
	88	This is how energy efficient the building is.

Cathedral Quarter Office Building, 11 Talbot Street, Belfast



"McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) rents quoted in these particulars may be subject to VAT in addition;
- (v) McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

Customer due diligence:

As a business carrying out estate agency work we are required to verify the identity of both the 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/ukksi/2017/692/made>. 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 McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.