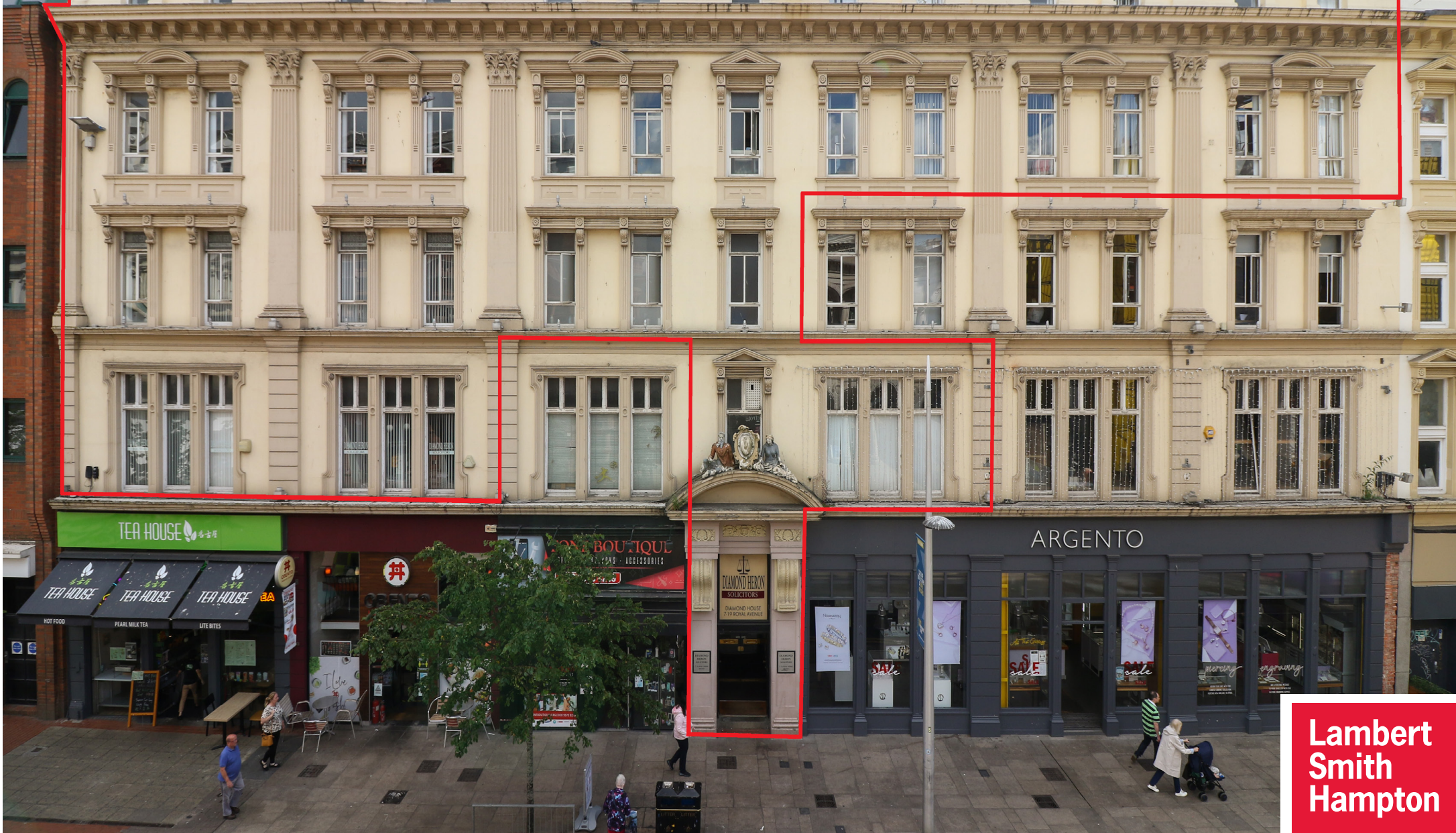


Diamond House, 7-19 Royal Avenue, Belfast, BT1 1FB

For Sale

Prime City Centre Investment Opportunity of 6,314 sq ft Producing an Annual Income of £60,750pa



**Lambert
Smith
Hampton**

Location

Belfast is the capital of Northern Ireland and the commercial centre for a population in the region of 500,000 persons. The subject property is located in the heart of Belfast's central business district, ideally suited for occupiers seeking a high profile business address in the city centre. As well as being easily accessible via the M1 and M2 motorway networks The Europa Bus Centre, the city's largest public transport hub is a 10 minute walk away.

The property is within walking distance from Belfast City Hall and benefits from an abundance of nearby amenities to include shops, cafes and hotels. The property occupies a prominent and prime location on Royal Avenue beside the Donegall Place, Castle Place and Royal Avenue intersection. Donegall Place is Belfast's traditional prime retail pitch with occupiers in the vicinity including, Marks & Spencer, Zara, Primark, Next, O'Neills, JD Sports and Sports Direct. Strategically the property is located between CastleCourt and Victoria Square, Belfast's two main shopping centres.

Description

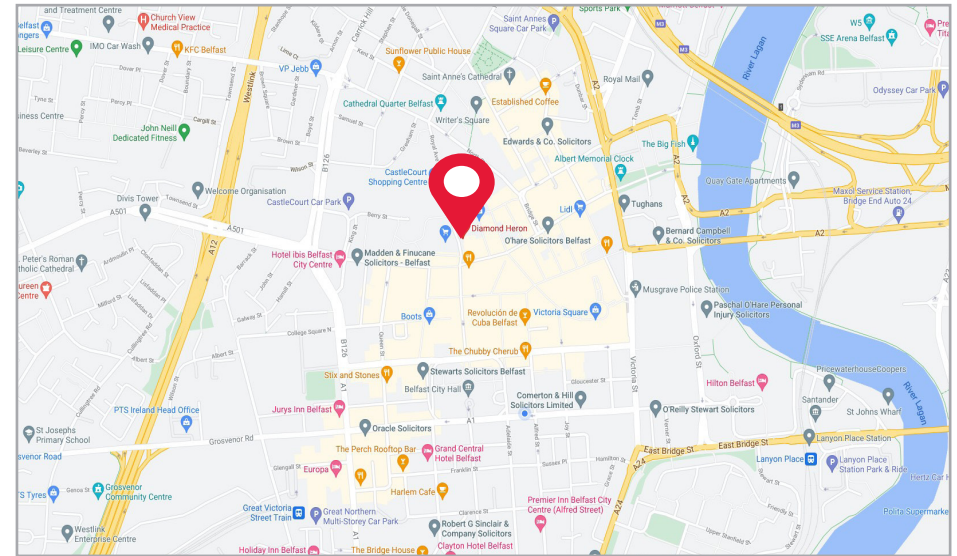
The subject property is spread across four upper floors each accessible by an 8 person lift with male/female and kitchen facilities on each floor. The upper floors are laid out in part open plan, with a number of cellular offices on each floor. The accommodation represents an excellent refurbishment opportunity and is finished to include plastered and painted walls, suspended ceilings, LED box lighting and some wall mounted feature lighting, carpeted floors and Economy 7 Heating.

Tenancy

The property is held under lease by Diamond Heron Solicitors for 25 years from 1st January 2003 at a total rent of €60,750 per annum.

Schedule of Accommodation

Floor	Sq Ft	Sq M
First Floor	1,236.7	114.9
Second Floor	961.5	89.3
Third Floor	2,088.7	194
Fourth Floor	2,026.7	188.3
Total	6,314	586.6







Price

Offers are invited in the region of £700,000 exclusive.

Energy Performance Certificate

The property benefits from an EPC rating of E103 and the Energy Performance Certificate is available upon request.

Rates

We are advised by Land & Property Services of the following:

Net Annual Value (NAV): £60,100
Rate in £ for 2023/24: £0.5722
Rates payable, if applicable: £34,389.22

Value Added Tax

The property is not elected for VAT.

Further Information

For further information or to arrange a viewing, please contact:-

**Lambert
Smith
Hampton**

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