



FOR SALE

Lindsay House, 10 Callender Street, Belfast, BT1 5BN

PRIME CITY CENTRE BUILDING

Summary

Lindsay House offers the opportunity to acquire a significant city centre building suitable for refurbishment/redevelopment in the heart of Belfast.

- Lindsay House is situated in a busy location close to Belfast city hall.
- 33,884 sq ft of upper floor offices and ground floor retail.
- Ground floor is occupied by Subway, NOVA and Sew 'n' Sew producing £78,000 per annum.
- 1st - 4th floors vacant office accommodation with typical floor plate of 7,600 sq ft.
- 4 onsite car parking spaces.
- Offers in excess of £1,750,000, exclusive of VAT, this reflects an attractive capital value of £51.65 per sq ft.





Location

Belfast is the capital of Northern Ireland with a population extending to approximately 650,000, the 12th largest city in the United Kingdom and second largest on the Island of Ireland, approx. 100 miles North of Dublin.

Belfast enjoys excellent transport infrastructure and is well connected to the island of Ireland and to mainland UK. George Best Belfast City Airport is located approximately 4 miles (6 km) from the city centre with Belfast International Airport approximately 23 miles (37 km) north-west.

In addition, Belfast has a large commercial port that is also used for passenger ferry services with regular sailings to Scotland, England and Wales. Belfast has good road communications being positioned within close proximity to the M2 linking the North and West of the province and the M1 which links with Dublin in the South. The two main railway stations in the city centre include Lanyon Place and Belfast Grand Central, which now provides a direct hourly link to Dublin.

Belfast is a compact, energetic city surpassing the expectations of a traditional regional capital. It has emerged from a challenging past as one of the best cities to live and work in. It is home to a growing population of students, entrepreneurs and two leading universities: Queen’s University Belfast and Ulster University.



George Best
Belfast City - 4 miles (6 km)
Belfast International
Airport- 23 miles (37 km)



Derry/
Londonderry - 77 miles (113 km)
Dublin - 106 miles (171 km)



Larne - 22 miles (36 km)
Belfast - 2.5 miles (4 km)



Dublin
Under 2 hrs

Situation

The subject property occupies a very central position on Callender Street which connects Donegall Square North with Castle Lane in the heart of the commercial core.

Callender Street is a busy thoroughfare providing access to major retailers Marks and Spencer and Next. Caffè Nero is located at its junction with Chichester Street and O2 at Castle Lane. Callender Buildings which adjoins Lindsay House has seen significant investment with occupiers including Bradbury Art and Roam restaurant.

The redevelopment of the 70,000 sq ft former BHS store on Castle Lane has recently been completed and is now home to world wide retailer Deichmann, H&M and Apple.

Description

- Significant city centre building suitable for refurbishment/ redevelopment
- Dedicated reception lobby for upper floors with lift access
- Ground floor retail/restaurant space fully occupied
- 1st floor currently shell
- 2nd - 4th floors are currently vacant office space



Accommodation / Tenancy Information



UNIT	TENANT	* AREA (SQ FT)	TERM (YRS)	LEASE START	LEASE EXPIRY	** NAV	PASSING RENT (PA)
Unit 1	Charlie and Marie McClarnon t/a Sew 'N' Sew	989	3	01/07/2012	30/06/2015	£18,200	£15,000
Unit 2	Burger Republic Callender Limited t/a NOVA	1,797	10	01/10/2018	30/09/2028	£28,200	£38,000
Unit 3	Gerry and Karen Ainsworth t/a Subway	898	10	15/05/2015	14/05/2025	£18,000	£25,000
First Floor	Vacant	7,400				£42,600	
Second Floor	Vacant	7,600				£95,800	
Third Floor	Vacant	7,600				£41,300	
Fourth Floor	Vacant	7,600				£69,200	
		33,884					£78,000

Note: 4 car parking spaces at ground floor level.

* Areas provided by previous managing agents.

** All prospective purchasers should make their own enquiries to confirm NAV/rates payable.

Pricing Proposal

Offers in excess of £1,750,000 (ONE MILLION SEVEN HUNDRED AND FIFTY THOUSAND POUNDS) exclusive of VAT. This reflects an attractive capital value of £51.65 per sq ft.

Title

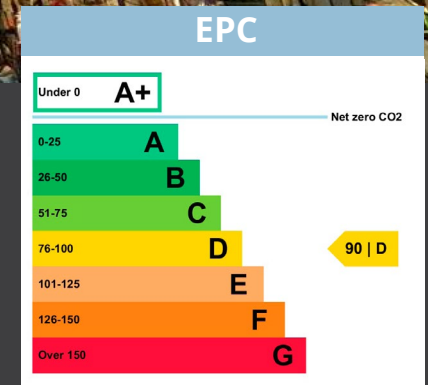
Further information is available from our clients solicitors.

VAT

We understand that the property is registered for VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.



RICHARD McCAIG: 📞 028 9027 0034 📠 079 0352 5280 ✉ richard.mccaig@osborneking.com

GAVIN CLARKE: 📞 028 9027 0031 📠 079 6817 9888 ✉ gavin.clarke@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD

📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📄 📱 📺

DISCLAIMER

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King & Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited: Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. Any plans are for convenience only. Their accuracy is not guaranteed and shall not be deemed to form part of any contract. Reproduced with the consent of Goad Cartographers Ltd, Old Hatfield.