

# FORMER OFFICE BUILDING FOR SALE

19-21 DONEGALL STREET, BELFAST, BT1 2FF

**CBRE NI**

PART OF THE AFFILIATE NETWORK





# FORMER OFFICE BUILDING FOR SALE

19-21 DONEGALL STREET, BELFAST, BT1 2FF

## Key Benefits

- City Centre office building.
- Suitable for various uses, subject to necessary consents.
- Located in an area which is experiencing significant regeneration and development.
- Abundance of amenities nearby including gyms, coffee shops, restaurants, hotels and bars.

## Location

The property is located on Donegall Street within the Cathedral Quarter in Belfast City Centre. The Cathedral Quarter has witnessed significant development in recent years, with the new Ulster University Campus opening to students in October 2022, and numerous new Purpose-Built Student Accommodation buildings. The area consists of a mixture of business space, restaurants, pubs, hotels and Ulster University. Occupiers in the vicinity include The Merchant, Duke of York, Clanmil Housing Association and Premier Inn.



# FORMER OFFICE BUILDING FOR SALE

19-21 DONEGALL STREET, BELFAST, BT1 2FF

## Description

The building is a period 4-storey mid-terraced office property which presents the opportunity for a refurbishment and/or a change of use subject to the necessary consents. The interior layout of the building is mainly cellular offices and meeting rooms over 4 floors, combining to give a total area of approximately 9,662 sq. ft. Ladies and Gents toilets are provided on each floor except the 3rd floor. The premises also comprises of a separate self-contained ground floor retail unit known as No. 21 Donegall Street. The rear of the property fronts onto Warehouse Lane.

## Price

We are seeking offers in excess of £1,000,000 exclusive.

## Title

Assumed Freehold or Long Leasehold subject to a nominal ground rent.

## Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £79,900. The rate in the £ for 2023/24 is £0.572221 therefore the estimated rates payable for 2023/24 are £45,720.

## VAT

All prices are quoted exclusive of VAT, which may be payable.

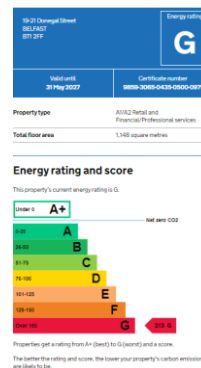
## Accommodation

Area		
Ground Floor	2,583 Sq ft	240 Sq m
First Floor	2,109 Sq ft	196 Sq m
Second Floor	2,485 Sq ft	231 Sq m
Third Floor	2,485 Sq ft	231 Sq m
<b>Total</b>	<b>9,662 Sq ft</b>	<b>898 Sq m</b>

## EPC

The building has been rated as G-213 under EPC regulations.

A copy of the EPC Certificate is available below and can be made available on request.



# FORMER OFFICE BUILDING FOR SALE

19-21 DONEGALL STREET, BELFAST, BT1 2FF

**CBRE NI**

PART OF THE AFFILIATE NETWORK



## Contact Us

David Wright

T: 07711686101

E: [david.wright@cbreni.com](mailto:david.wright@cbreni.com)

Rory Kelly

T: 07557760331

E: [rory.kelly@cbreni.com](mailto:rory.kelly@cbreni.com)

DISCLAIMER: These particulars are issued by LDM Belfast Ltd T/A CBRE NI on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, CBRE NI for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) CBRE NI, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.

[www.cbreni.com](http://www.cbreni.com)



@CBRE\_NI