

# For Sale

Unique and Prime City Centre Office Building,  
extending to approx. 14,300 sq ft (1,327 sq m)  
**51-55 Adelaide Street, Belfast, BT2 8FE**



# For Sale 51-55 Adelaide Street, Belfast, BT2 8FE



## Location

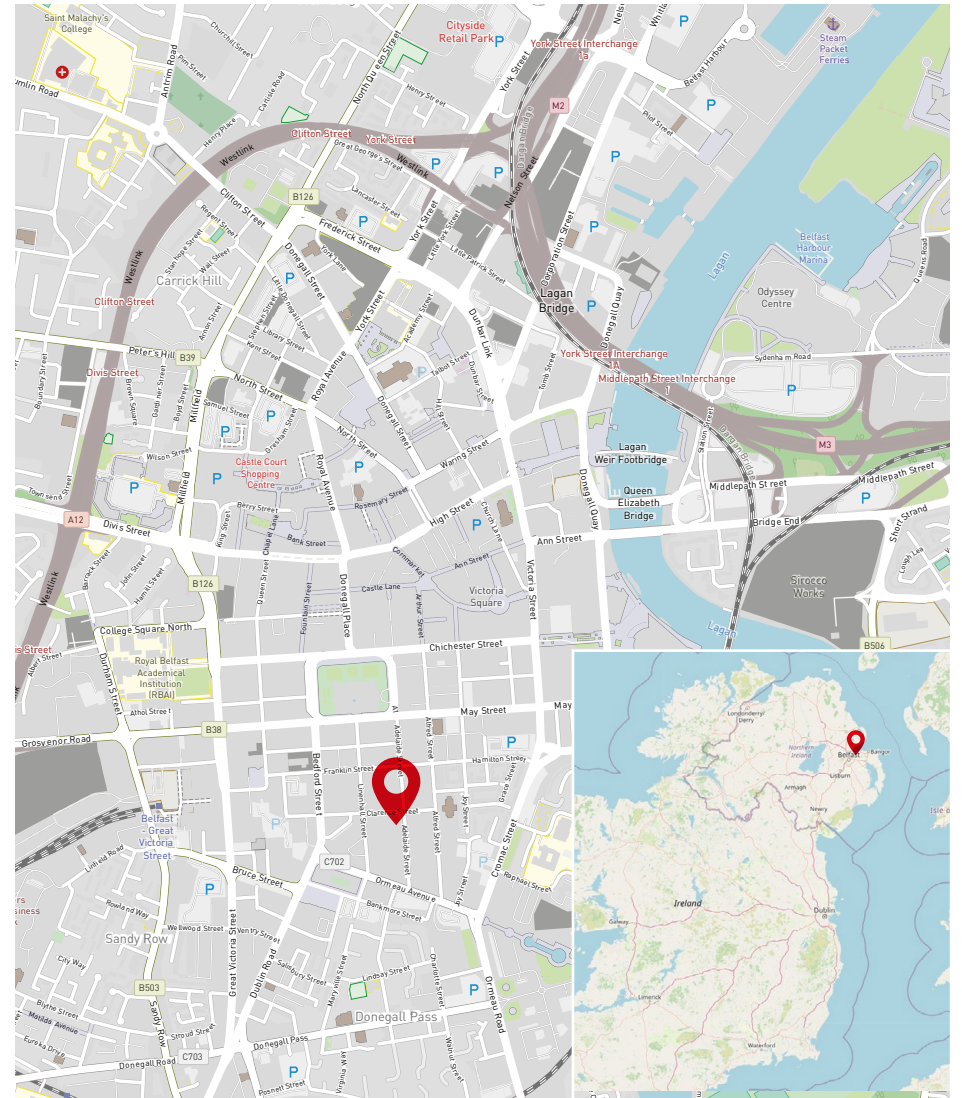
51-55 Adelaide Street is located in Belfast's prime central office location, immediately to the south of the City Hall.

The location is in the heart of Belfast's commercial core and is very accessible both by public transport and car.

This Unique former Linen warehouse building occupies a prominent site at the corner on Adelaide Street and Clarence Street.

Occupiers on Adelaide Street include Belfast City Council, Liberty IT, Trelliant, HSBC, PureGym, Options IT, Wellington IT, the Bank of England and Titanic Suites serviced offices.

This area is very well served by amenities – Starbucks & Café Nero on Adelaide St and Ormeau Avenue / Pure Gym directly opposite / hotels within 5-10 minute walk include the Grand Central Hotel on Bedford Street; the Premier Inn on Alfred Street; Radisson Blu in the Belfast Gasworks site; the Clayton Hotel on Ormeau Avenue; Ten Square on Linenhall Street.



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### Description

The building is a six-storey former linen warehouse, built in the early 1900s, converted to provide attractive office accommodation featuring exposed brick and steel column interiors.

There is a double height entrance lobby to the offices, with a 10-person Otis lift serving the office floors.

The floors are a regular shape with excellent natural light from the building's twin frontages to Adelaide Street and Clarence Street. There is WC accommodation on each floor.

The ground floor is currently fitted out as a restaurant and has entrances from both Adelaide Street and Clarence Street.

The building benefits from gas fired central heating.

The property could easily be occupied by an owner occupier, relet as an office investment or acquired for refurbishment again to offices, serviced offices, residential serviced apartments, Boutique Hotel or backpackers accommodation given its prime location subject to any necessary statutory consents.



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### Accommodation

The premises provides the following approximate net internal areas:

Description	Sq M	Sq Ft
Ground Floor	167	1,800
First Floor	232	2,500
Second Floor	232	2,500
Third Floor	232	2,500
Fourth Floor	232	2,500
Fifth Floor	232	2,500
<b>Total Area</b>	<b>1,327</b>	<b>14,300</b>

### Sales Details

Price: Offers in excess of £1,950,000 exc

Title: Assumed Freehold.

### NAV

The NAV of the entire property is £211,000. Rates payable currently of approx £120,736pa.

Please note that the building is B2 Listed and hence is exempt from vacant rates.

### VAT

Please note all prices and outgoings are quoted net of VAT which may be chargeable.

### EPC

The property has an Energy Performance rating of D85.



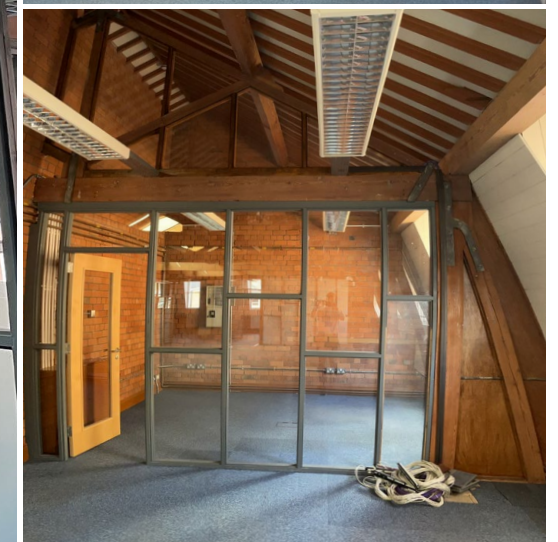
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## **Third Floor Images**

For identification purposes only.

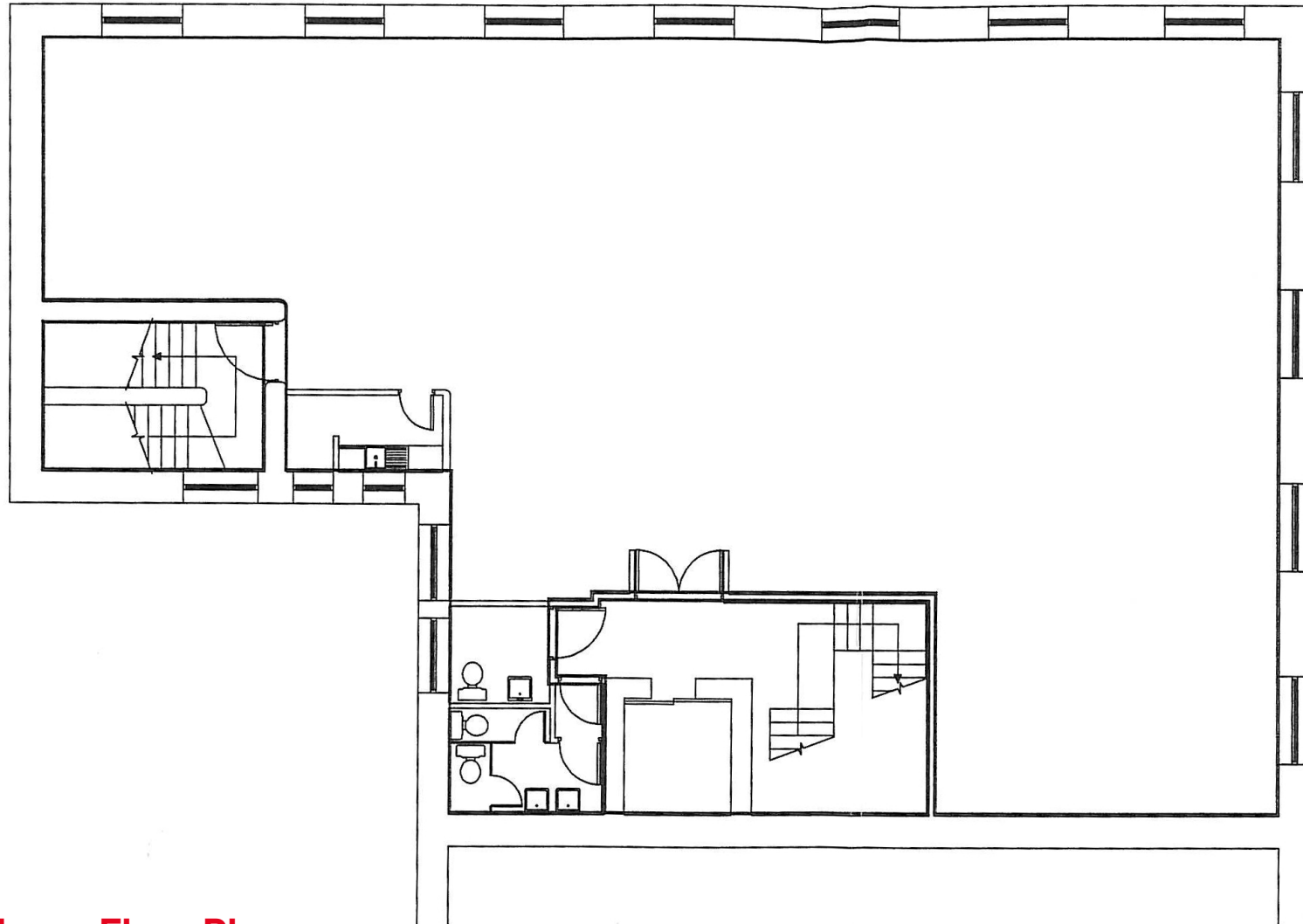
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## **Fifth Floor Images**

For identification purposes only.

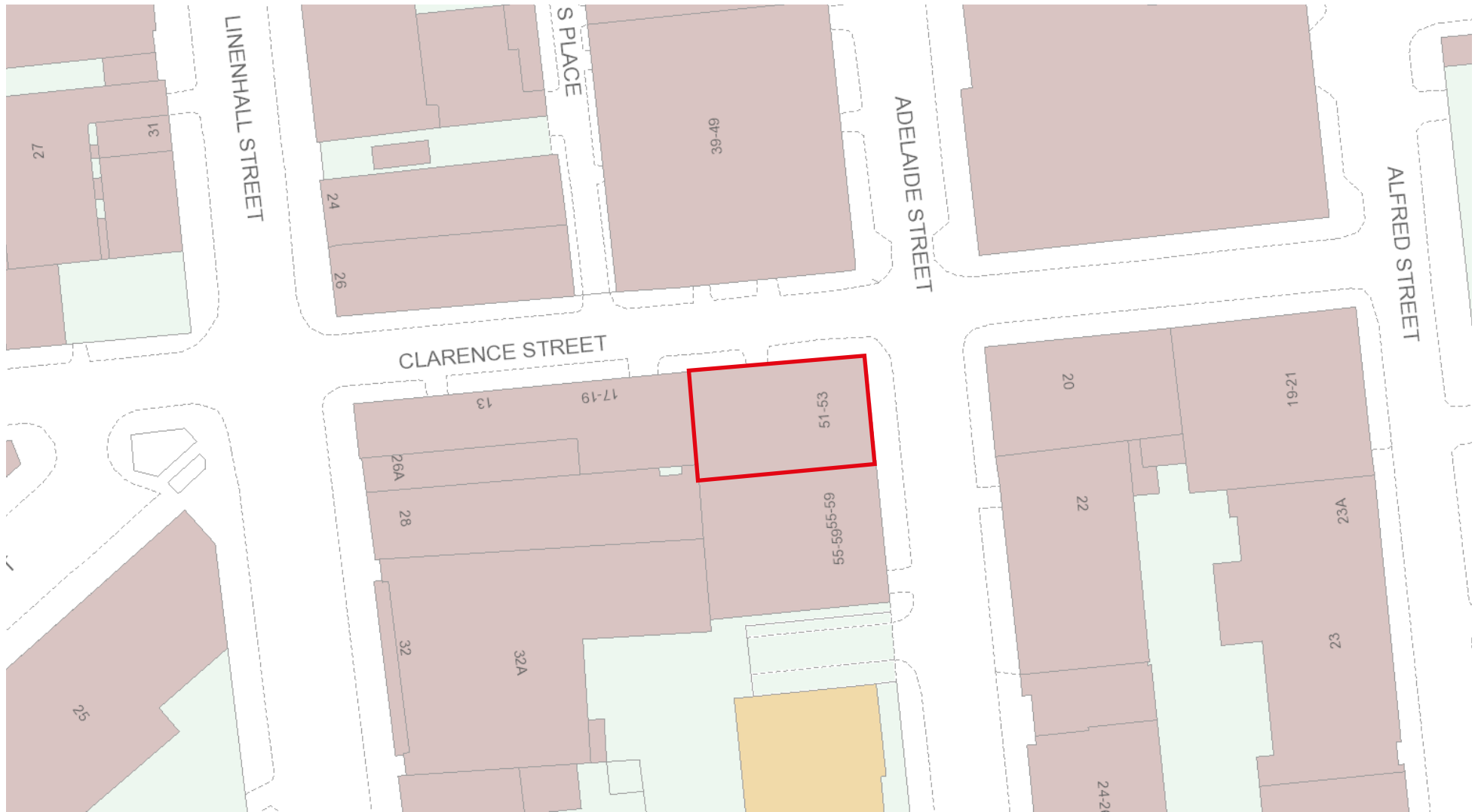
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**Typical Upper Floor Plan**

Not to scale. For identification purposes only.

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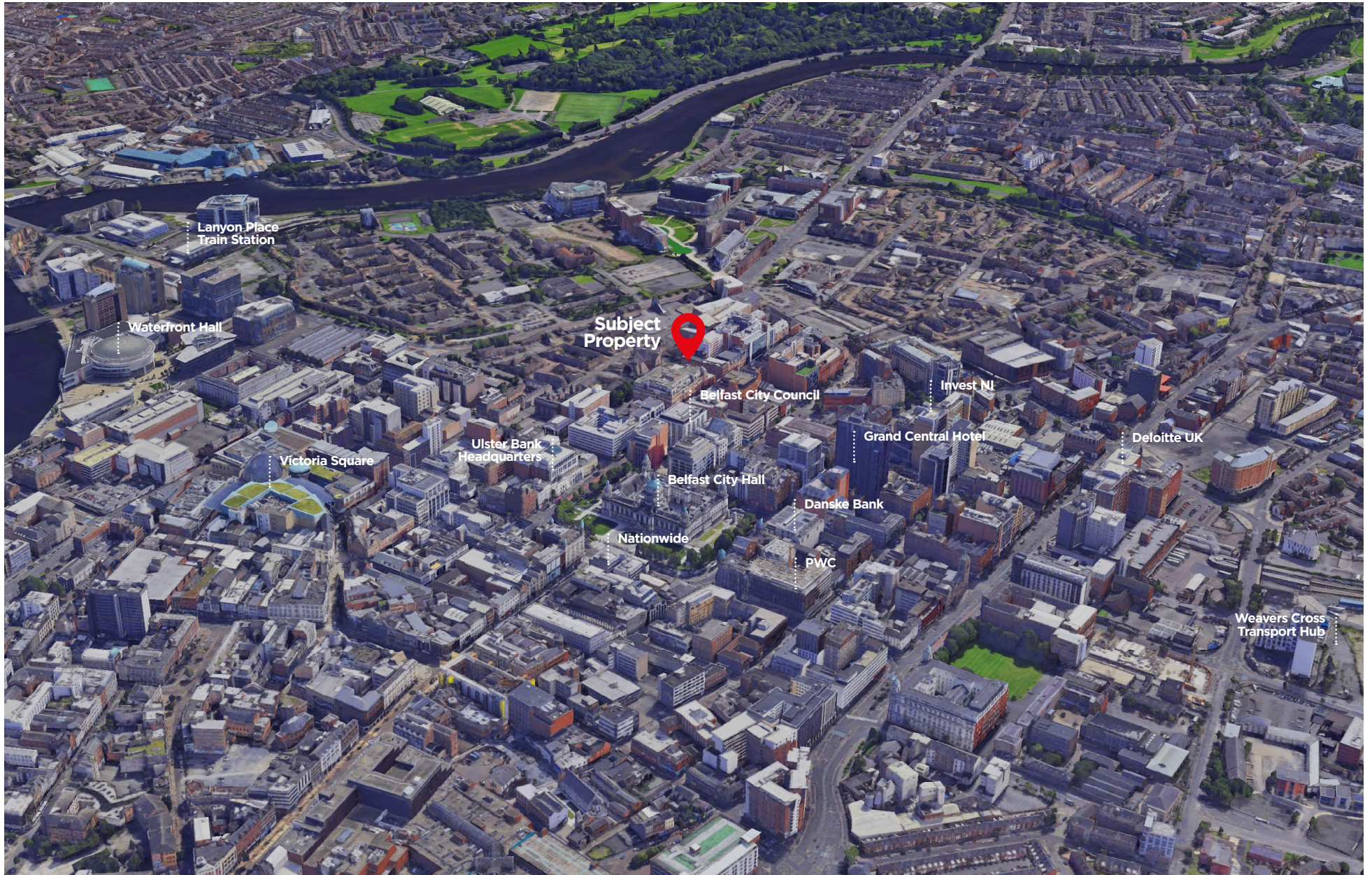


**Boundary**

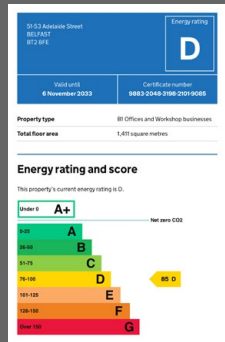
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## EPC



### McCombe Pierce LLP

Lombard House, 10-20 Lombard Street, Belfast BT1 1RD

+44 (0)28 9023 3455

[www.cushmanwakefield-ni.com](http://www.cushmanwakefield-ni.com)

### For more information, please contact joint agents:

#### Robert Toland

079 8074 0270

[robert.toland@cushwake-ni.com](mailto:robert.toland@cushwake-ni.com)

#### Mark Riddell

07920 186523

[mark.riddell@cushwake-ni.com](mailto:mark.riddell@cushwake-ni.com)

#### Brian Kennedy

07771 707340

[brian.kennedy@okt.co.uk](mailto:brian.kennedy@okt.co.uk)



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