

For Sale Prime Investment / Development Opportunity
177 Donegall Street, Belfast BT1 2FJ

McKBBIN COMMERCIAL

028 90 500 100

# **SUMMARY**

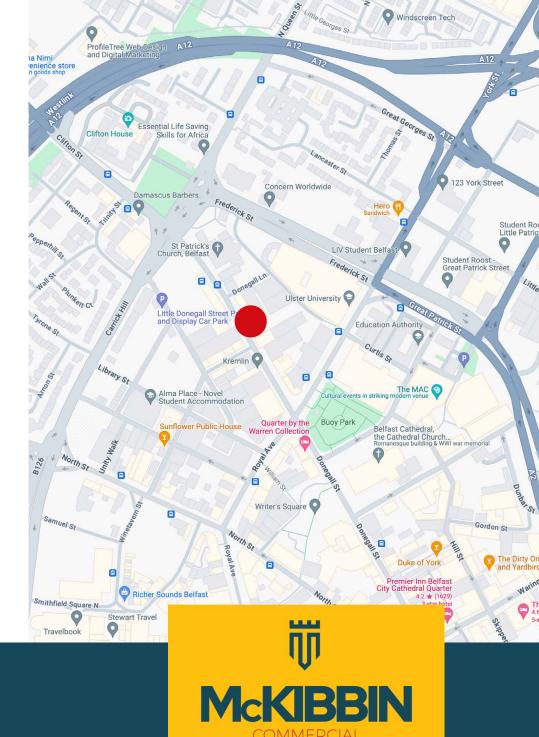
- Potential development site of 0.06 acres (STPP)
- Prime location on Donegall Street, next to the Ulster University Belfast campus
- Suitable for a variety of uses, subject to planning.

#### LOCATION

- The property occupies a prominent location fronting onto Donegall Street in Belfast City Centre. Ulster University have purchased the adjoining site.
- This superb redevelopment opportunity occupies a prime location which abuts
  the new 800,000 sq ft University of Ulster York Street Campus and the Cathedral
  Quarter. Over 15,000 students are based in the new campus. The area is undergoing
  rapid redevelopment with numerous student accommodation blocks and B.T.R.
  Developments. Nearby, The Sixth is a new proposed £75m, 230,000 sq ft office and
  commercial workspace accommodation, which is being developed by Belfast City
  Council and McAleer & Rushe, will further strengthen this area of Belfast City Centre.

### **DESCRIPTION**

- The subject currently comprises a three-storey building currently used as ground floor retail with first and second floor dance studio.
- Good opportunity to refurbish and use as it stands or redevelop, subject to the necessary planning consents.
- The ground floor comprises of a large glass frontage with open plan sales area. Access to the upper floors is via a stairwell to first floor which is split into a waiting/seating area with WC's and separate studio. Second floor comprises an open plan studio with separate store/office and WC'S.



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## **ACCOMMODATION**

Floor	Description	Sq M	Sq Ft
Ground Floor	Sales Area	195.15	2,101
	WC's		
First Floor	Studio One	92.56	996
	Seating Area	104.49	1,125
	WC's		
Second Floor		92.98	1,001
	Studio Three	107.09	1153
	Store	10.75	116
	WC'S		
Total		603.02	6,492

# TITLE

The property is held Freehold or Long Leasehold, subject to a nominal ground rent.

## **RATES**

The Net Annual Values detailed on Land & Property Services website are as follows:

Ground Floor: TBD 1st & 2nd: £22,100

Rate in £ 2024/25 = 0.599362

# **PRICE**

Offer in excess of £600,000.

# **VAT**

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.





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#### **EPC**



#### CONTACT

For further information or to arrange a viewing contact:

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