



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



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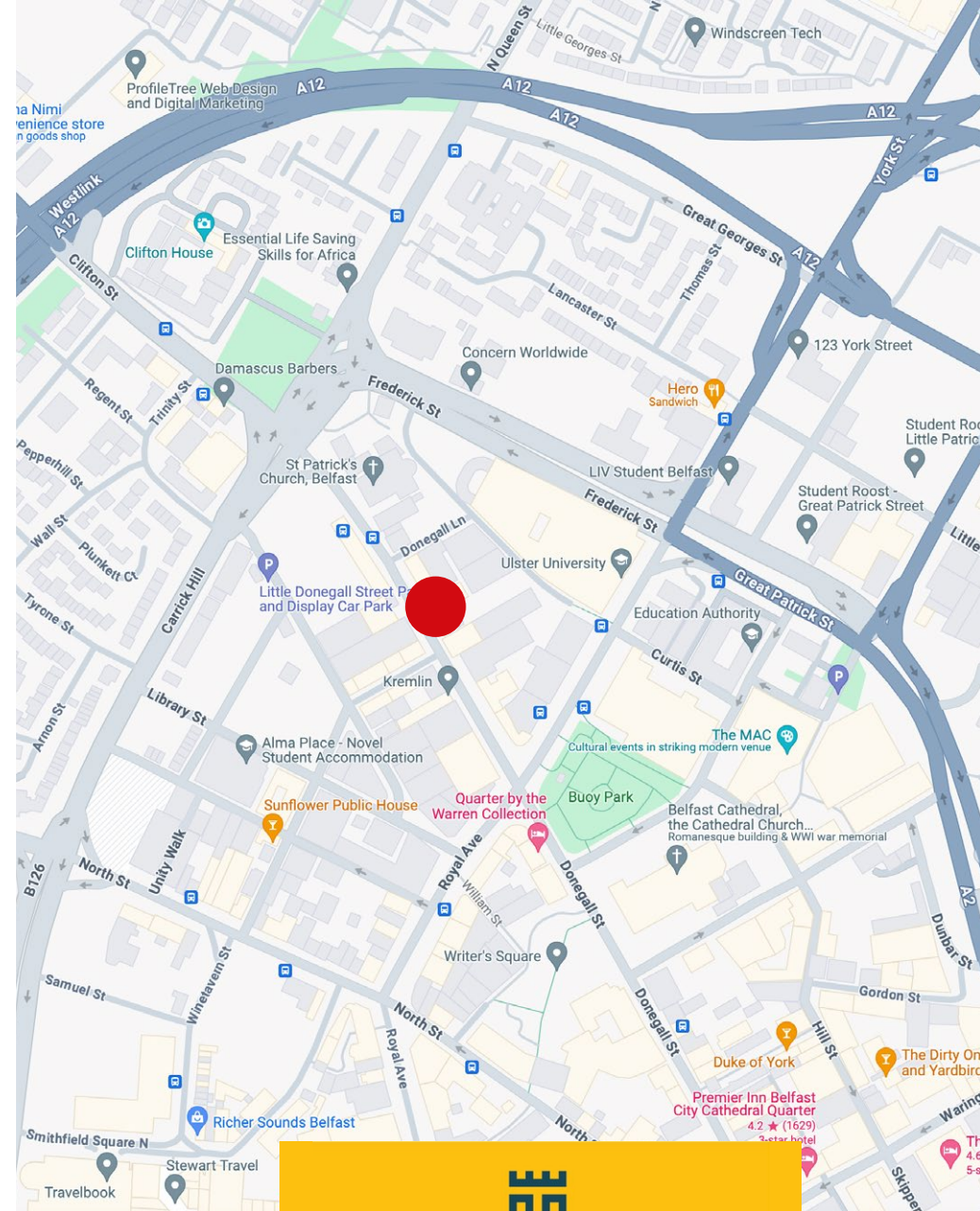
028 90 500 100

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 has purchased the adjoining site.
- This superb redevelopment opportunity occupies a prime location adjoining 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 Build-to-Rent (BTR) developments.
- Nearby, The Sixth is a proposed £75m, 230,000 sq ft office and commercial workspace, being developed by Belfast City Council and McAleer & Rushe, further strengthening this area of Belfast City Centre.



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DESCRIPTION

- The property currently comprises a three-storey building occupied by a dance studio on the first and second floors.
- Offers an excellent opportunity to refurbish and utilise in its current form or redevelop, subject to the necessary planning consents.
- The ground floor features a large glass frontage with open plan workspace.
- Separate access to the upper floors is via a stairwell:
- First Floor: Waiting/seating area with WC facilities and a separate studio
- Second Floor: Open plan studio with separate store/office and WC facilities

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	Studio Two	92.98	1,001
	Studio Three	107.09	1,153
	Store	10.75	116
	WC's		
Total		603.02	6,492



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TITLE

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

RATES

NAV: To be Reassessed

Rate in £ 2025/26 =

Therefore Rates Payable 2025/26 =

Interested parties should check their individual rates liability directly with Land & Property Services.

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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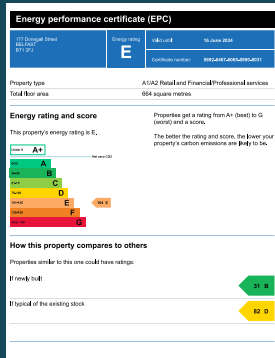
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EPC



CONTACT

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