



For Sale Prime Investment / Development Opportunity

177 Donegall Street, Belfast BT1 2FJ



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

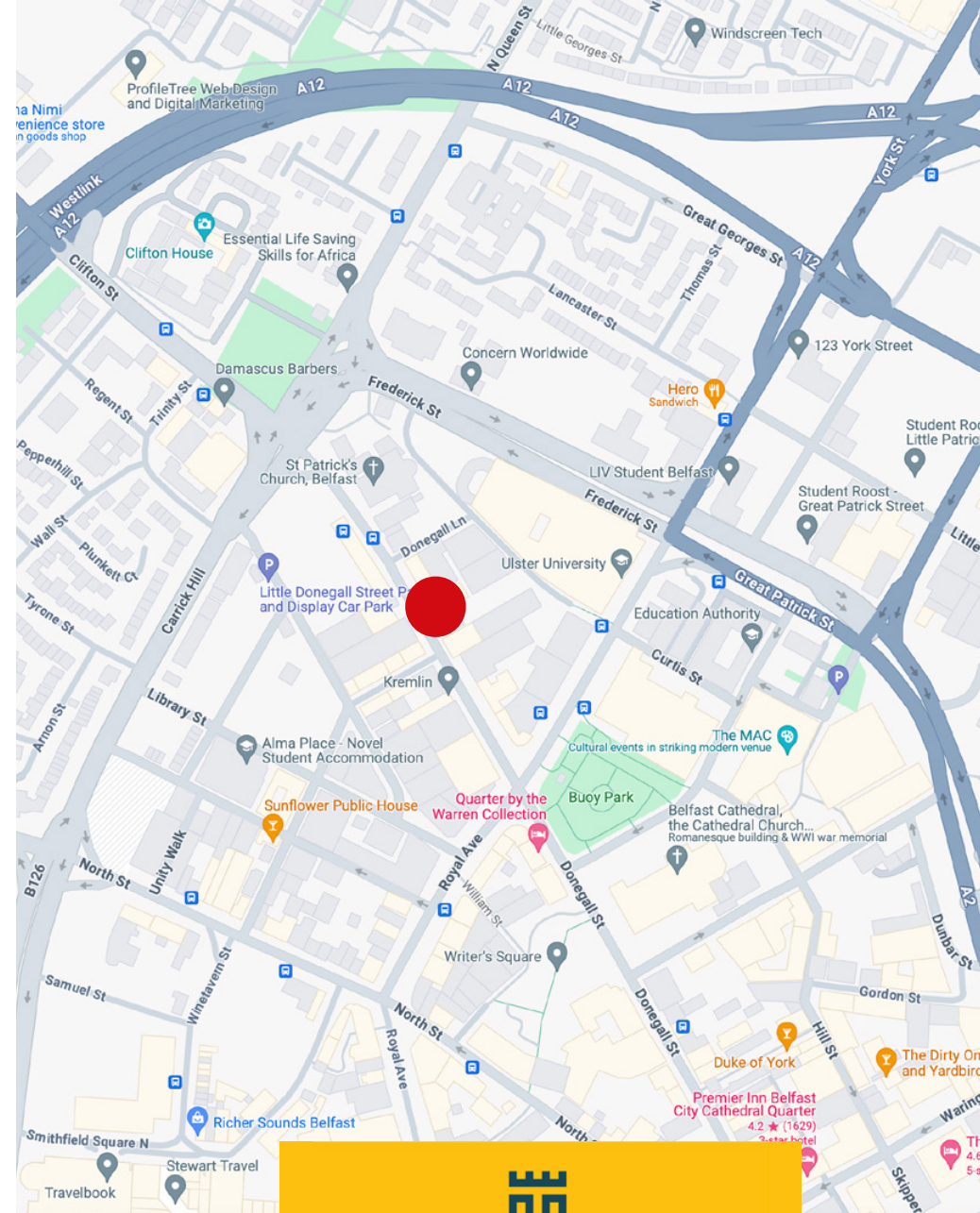
- Potential development site of 0.06 acres (STPP)
- Prime location on Donegall Street, next to the Ulster University Belfast campus
- Suitable for a variety of uses, subject to planning.

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 occupied by Kings Castle Church on the ground floor 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 workspace. Separate 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.
- The property currently benefits from an income of £21,000 per annum exclusive from the ground floor tenants. Further info can be provided to prospective purchasers.



**For Sale Prime Investment /
Development Opportunity**

177 Donegall Street, Belfast BT1 2FJ


McKIBBIN
COMMERCIAL
028 90 500 100

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	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.



**For Sale Prime Investment /
Development Opportunity**

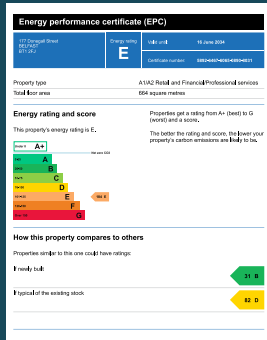
177 Donegall Street, Belfast BT1 2FJ



McKIBBIN
COMMERCIAL

028 90 500 100

EPC



CONTACT

For further information or to arrange a viewing contact:

Michael Hopkins
mph@mckibbin.co.uk

Scott Lawther
sl@mckibbin.co.uk

McKibbin Commercial Property Consultants
Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG
02890 500 100
property@mckibbin.co.uk
www.mckibbin.co.uk

Follow us for up-to-date news and information!



McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatever in relation to this property. As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McKibbin Commercial. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

