

# For Sale

Attractive Commercial Building located in the Queens Quarter  
60 University Street, Belfast BT7 1HB



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### Summary

- Attractive 3 storey commercial property located in the Queens Quarter
- Accommodation extends to 1,914 sq.ft approx.
- Part income producing with potential to increase upon letting the vacant space
- Suitable for investors / owner occupiers
- Guide Price: £245,000 exclusive

### Location

University Street links the Ormeau Road with University Road and runs through the heart of the University area in South Belfast. The subject property occupies a prominent position on University Street between the junction with Botanic Ave and Wolseley St in close proximity to Queen's University.

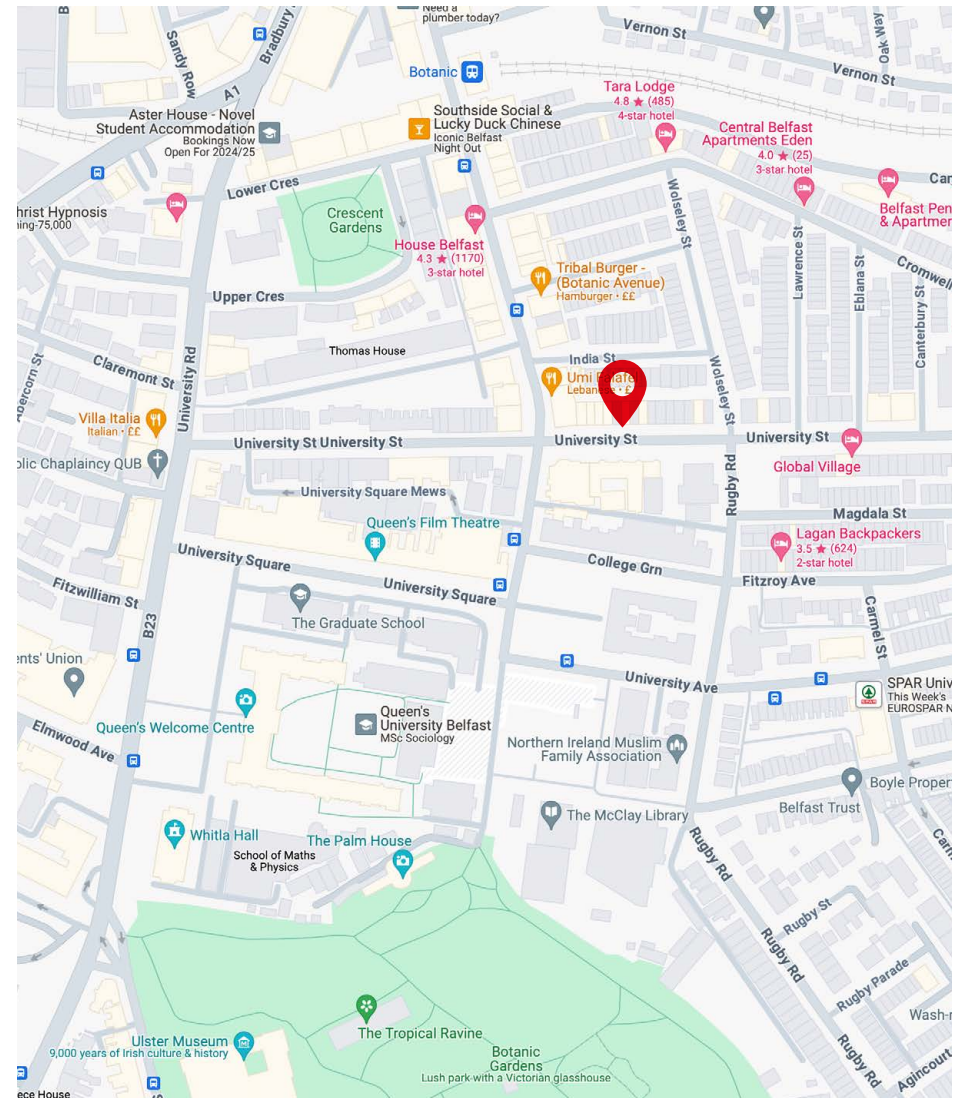
Surrounding occupiers include Ibis Hotel, Dukes Hotel, Fitzroy Church, Key Lets Estate Agents and a range of retailers and restaurants on Botanic Avenue and University Road.

### Description

The subject is an attractive Mid-Terrace commercial building arranged over 3 storeys. The property is Grade B2 Listed (HB26/27/049/A). Internally the property is well presented with finishes to include a combination of wooden / laminate / carpeted floors, plastered & painted walls, feature lighting, many original ornate features on the ground and first floor levels and the property also benefits from GFCH.

The property may also be suitable for a residential conversion with other neighbouring properties have been converted into apartments / short-stay accommodation.

The ground and first floors are both currently let on a 5 year lease from 01/09/22 with the rent increasing to £12,000 p.a in Sept 24. There is a further rent increase due in Sept 26 to £14,400 p.a. The top floor is currently vacant and would be suitable for an owner occupier or tenant.



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### Accommodation/Areas

The approximate Net Internal Areas of the property are as follows:

| Floor        | Description  | Sq M          | Sq Ft        |
|--------------|--|---------------|--------------|
| Ground Floor | Entrance lobby, Front Treatment room, rear treatment room, staff, kitchen, WC & Storage. | 59.29         | 638          |
| First Floor  | Front Treatment Room, Middle Treatment Room, WC & Shower, Rear treatment room.           | 52.96         | 570          |
| Second Floor | Front Office, WC and rear office suite   | 65.55         | 706          |
| <b>Total</b> |  | <b>177.80</b> | <b>1,914</b> |

### Non Domestic Rates

The subject property has the following LPS rating assessments:

| Floor                | NAV     | Payable 24/25 |
|----------------------|---------|---------------|
| Ground & First Floor | £12,100 | £4,889.92*    |
| Second Floor         | £5,300  | £3,116.68**   |
| Combined             | £17,300 | £8,006.60     |

The rate in the pound for 2024/25 for Belfast is £0.599362.

\*Reflects the Small Business Rate Relief & Empty Premises Relief

\*\*The occupier may be able to avail of Small Business Rates Relief which would result in a further rates reduction. Given the listed status of 60 University Street, rates should not be payable whilst the building is vacant.

### Guide Price

Offers invited in the region of £245,000 exclusive.

### VAT

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



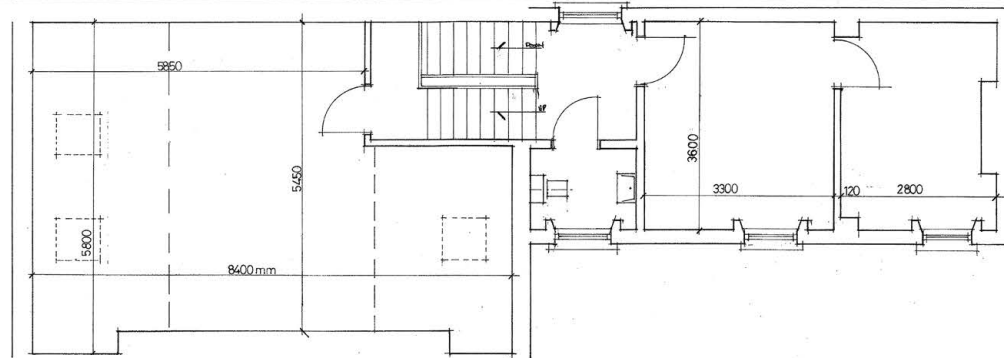
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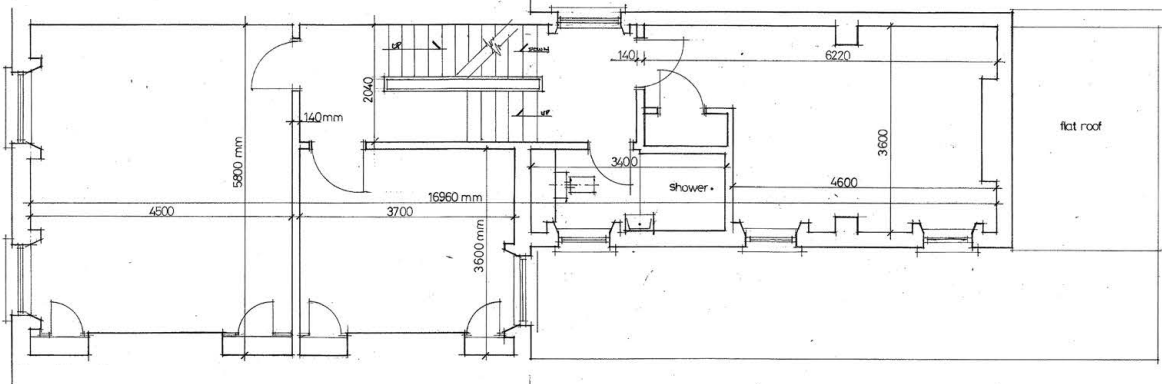
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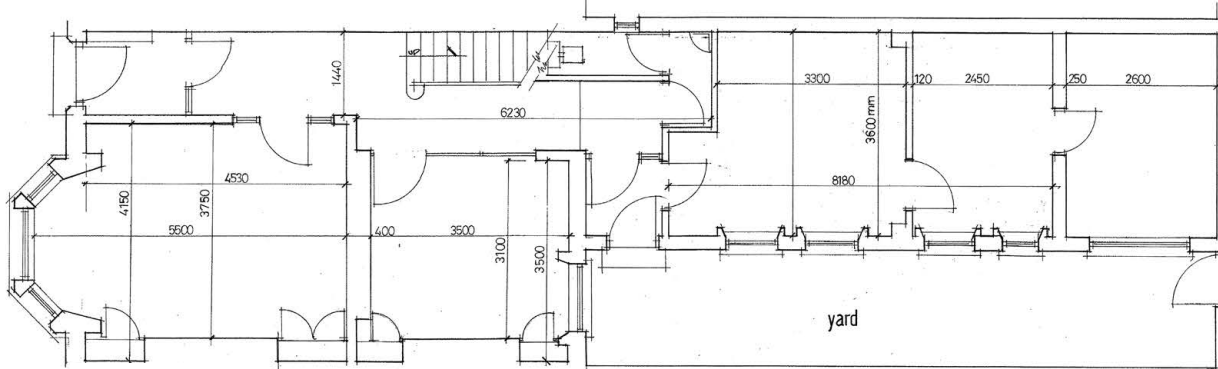
University Road



Second Floor Plan

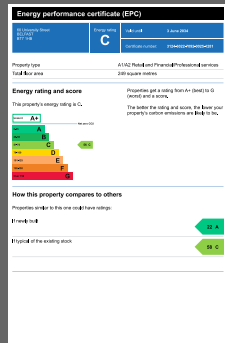


First Floor Plan



Ground Floor Plan

## EPC



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