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FOR SALE

FOR IDENTIFICATION PURPOSES ONLY

**161-169 Cromac Street, Belfast BT2 8JE**

City Centre Development Opportunity



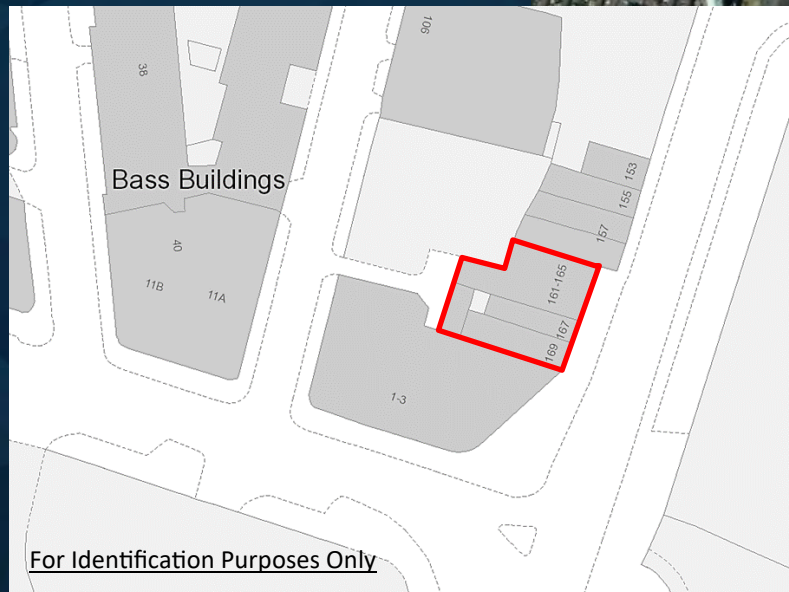
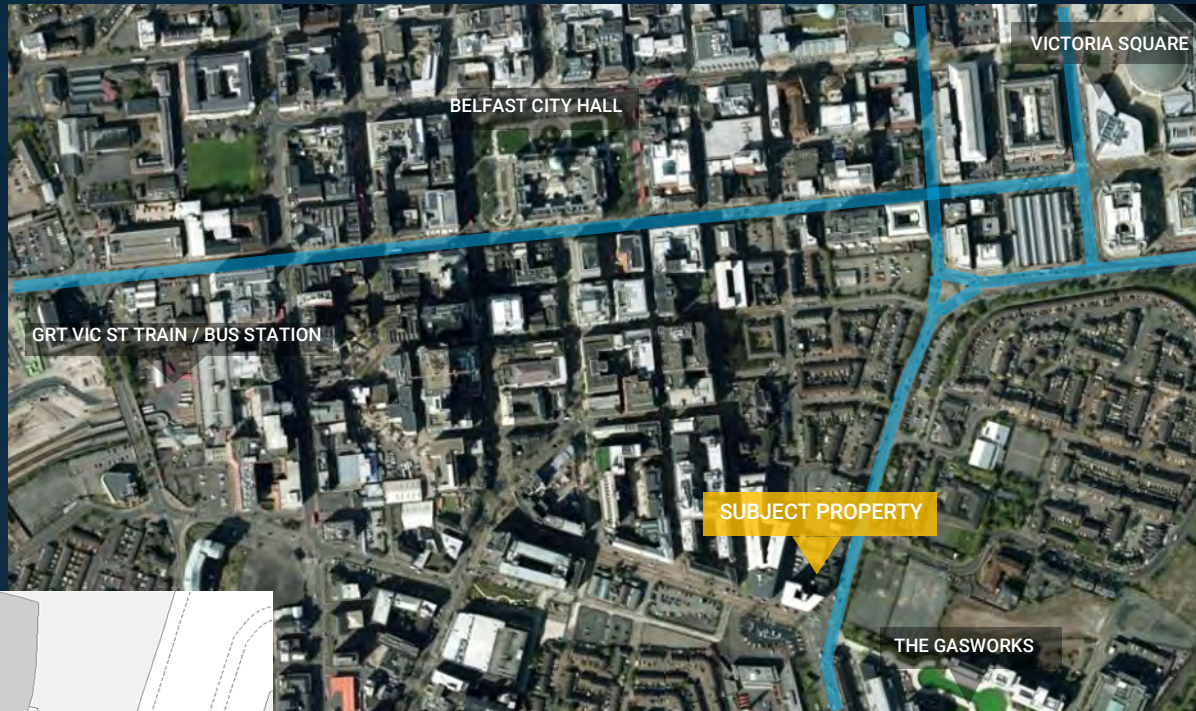
# LOCATION

**This unique development opportunity is strategically located on Cromac Street at its junction with the Ormeau Road and Ormeau Avenue. It is positioned adjoining the Lucas Building and opposite The Gasworks, a mixed use commercial development.**

The immediate area is one of Belfast's main thoroughfares and arterial routes being only a short distance from the City Hall and the Central Business District.

As the capital of Northern Ireland Belfast has an excellent infrastructure network via the M1 and M2 Motorways in addition to four railway stations, two airports and an ever improving public transport service.

The wider Belfast Metropolitan Area has a population extending to c. 650,000 and in recent years has been extremely successful and proactive in attracting foreign investment, driven by a skilled and educated employment base who are actively seeking an opportunity to live within the city centre area.



# DESCRIPTION

**The subject comprises a rare opportunity to acquire a city centre holding with potential to develop an iconic building in a superb gateway location.**

The site is highly prominent and suitable for a wide variety of uses, subject to planning.

The holding comprises three adjoining terrace buildings known as 161–169 Cromac Street. These are arranged over ground, first and second floors and benefit from rear access via Joy Street.

The opportunity will be sold with the benefit of vacant possession.



C. 10 MINS WALK TO  
BELFAST CITY CENTRE



CONNECTIVITY

M1 & M2 MOTORWAYS  
ARE ACCESSED WITHIN  
2 MINUTES VIA  
WESTLINK



PUBLIC  
TRANSPORT

REGULAR BUS / METRO  
SERVICES IN CLOSE  
PROXIMITY



C. 15 MINS DRIVE TO  
BELFAST GEORGE BEST  
CITY AIRPORT



# ZONING / PLANNING

The subject properties are zoned as 'white land' within the Belfast Metropolitan Area Plan 2015 (City Centre) and adjoin an area zoned for housing which has been developed to form the Lucas Apartments.

**A large area of land sitting opposite is currently being developed for a large scale housing led mixed use development for some 94 No. housing units and a range of commercial uses.**

This much needed regeneration project will no doubt enhance the surrounding area to include Cromac Street, and offer lucrative development opportunities.



## SITE AREA

The subject holding extends to c. 403 sq m (0.1 acres).

## ACCOMMODATION

We have been unable to accurately measure the internal size of the subject properties due to their condition.

### Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.





# SALES DETAILS

PRICE: £750,000  
TITLE We assume the property is held under freehold title  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## NAV (RATES PAYABLE)

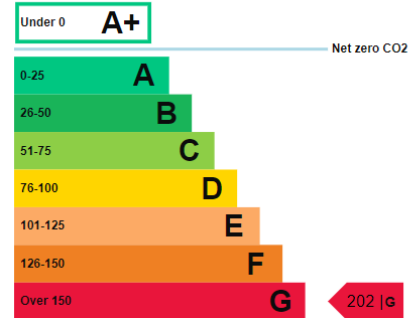
161–165 Cromac Street £7,650 (£4,585.12)  
169 Cromac Street £2,750 (£1,648.25)

All perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

## EPC

Due to their condition we are advised that EPCs are not required for 167 & 169 Cromac Street.

This property's current energy rating is G.



161–165 Cromac Street



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

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## O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

