

**FOR SALE**

## 184 North Queen Street, Belfast BT15 1HR

REFURBISHMENT OPPORTUNITY ON THE  
OUTSKIRTS OF BELFAST CITY CENTRE

**Lisney**

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

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## FEATURES

Ideal property for refurbishment /  
redevelopment

Suitable for various uses (STPP)

Expired Residential planning  
permission on property

Situated on busy North Belfast Road

### LOCATION

The subject property is located 1.6 miles from Belfast City Centre, and benefits from good public transport links and road networks.

North Queen Street runs parallel to the M2 Motorway and access to the M2 and Westlink are just a few minutes drive away.

The surrounding area comprises mainly residential properties with a few retail/commercial terraces. Cityside Retail Park is just 0.3 miles from the property.

The new Ulster University Belfast campus is a 15 minute walk from the subject property.

### DESCRIPTION

The subject property is a two-story, mid-terrace former commercial property which would be an ideal refurbishment/redevelopment project.

After reviewing Planning NI, we note there is an expired residential planning permission on the subject property and the adjoining property, Number 186. Details below:

#### Application

184 & 186 North Queen Street, Belfast

#### Detail

Erection of 6 no. apartments

#### Application reference

Z/2007/1416/F

#### Application granted

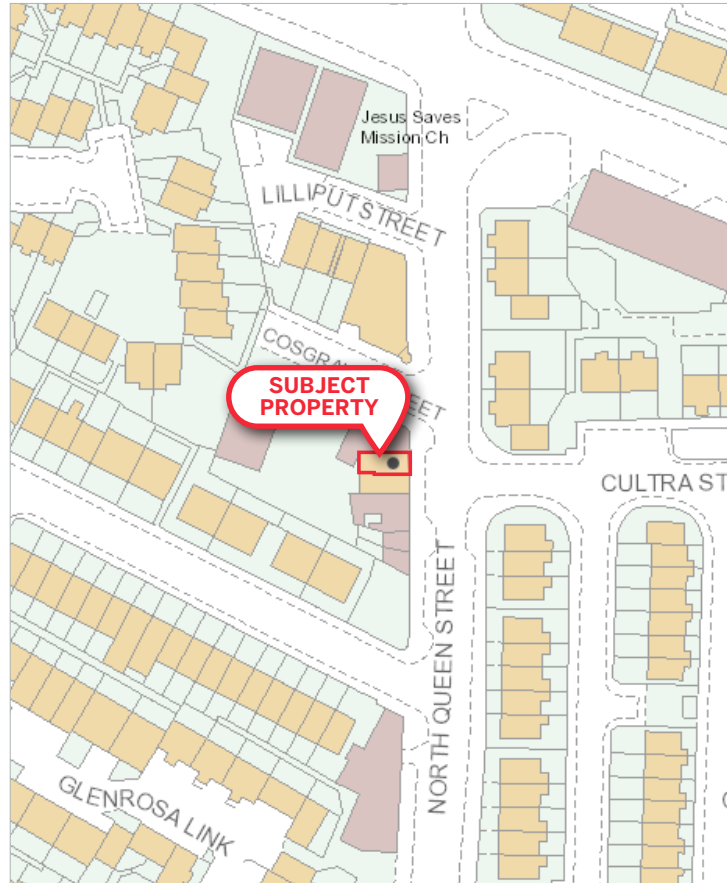
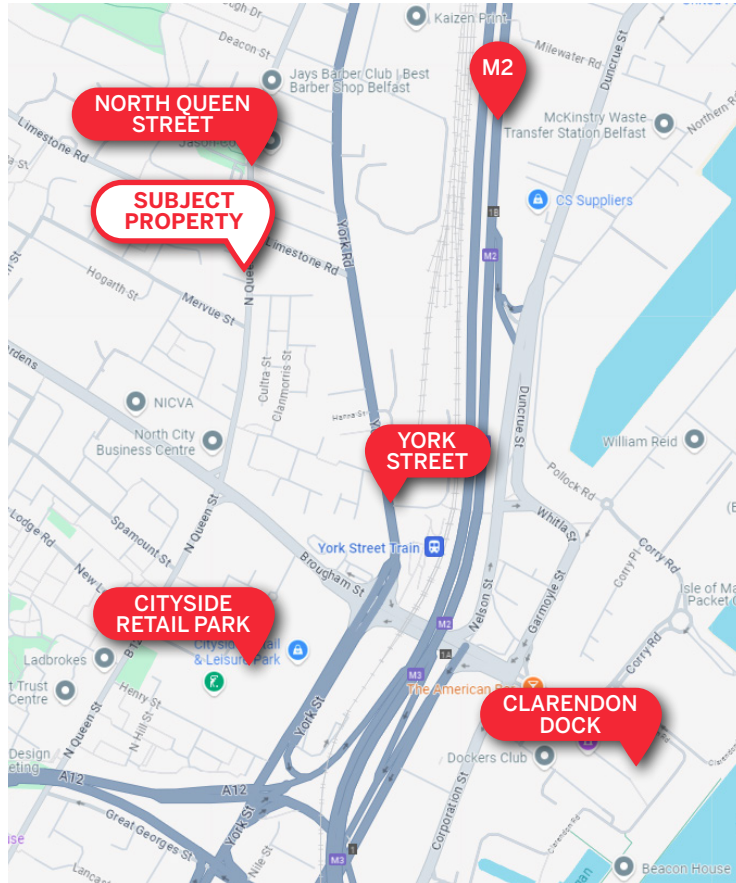
11 March 2008

### ACCOMMODATION

We have relied upon the sizes listed on the Land & Property Services website and understand the property is approximately 1,080 sqft (100 sqm).



## LOCATION



## TITLE

Freehold

## RATES PAYABLE

NAV: £1,200  
Rates Pounding 2024/2025: 0.599362  
Rates Payable: £719

We understand that this property may benefit from Small Business Rate Relief, as according to NI Business Info; 'business properties with a NAV of £2,000 or less will receive a reduction of 50% rate relief.'

## PRICE

Offers around £40,000 exclusive

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## STAMP DUTY

Stamp duty will be the liability of the purchaser.

## 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 - <https://www.legislation.gov.uk/uk/si/2017/692/contents>. 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 Lisney. 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.

REF 23829

# Lisney

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### For further information:

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Viewing strictly by appointment with the sole selling agent Lisney

### Lisney Commercial Real Estate

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