

25 Gresham Street, Belfast, BT1 1JL

For Sale

Highly Prominent Redevelopment Opportunity of Approx. 836 Sq. Ft.



Lambert
Smith
Hampton

Location

The subject property is located on Gresham Street, a prime retail and commercial location in the heart of Belfast City Centre. The immediate area comprises a range of high quality developments such as CastleCourt Shopping Centre. The subject property is strategically positioned just off Royal Avenue, the main link between Ulster University and Belfast City Centre. The university adds the benefit of 15,000 staff and students, adding significant footfall to the area. The subject also benefits from ample on street and public car parking, one of which neighbours the property. Nearby occupiers include Caffè Nero, Tesco Express, Starbucks, Haymarket and Public House.

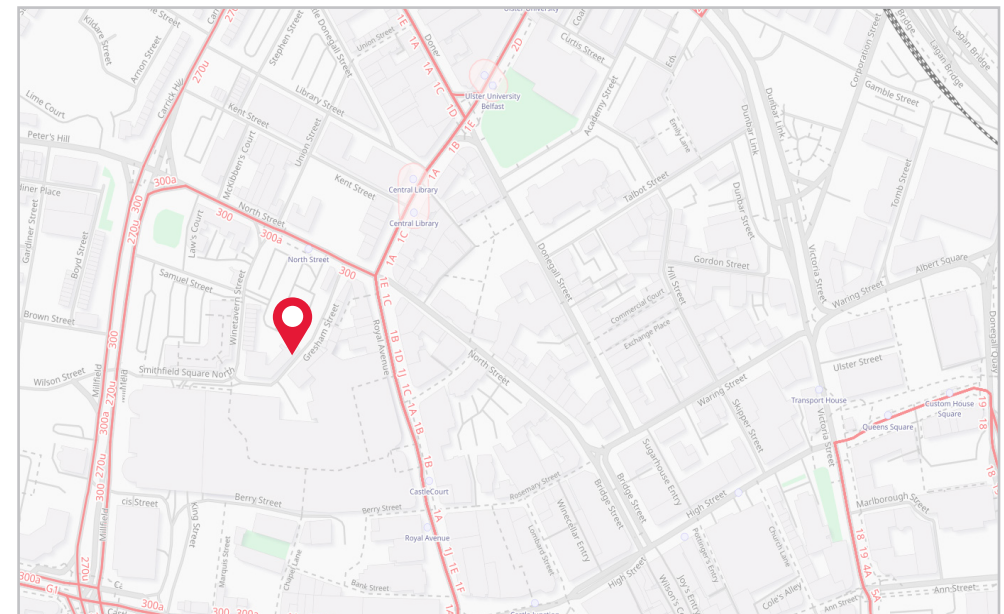
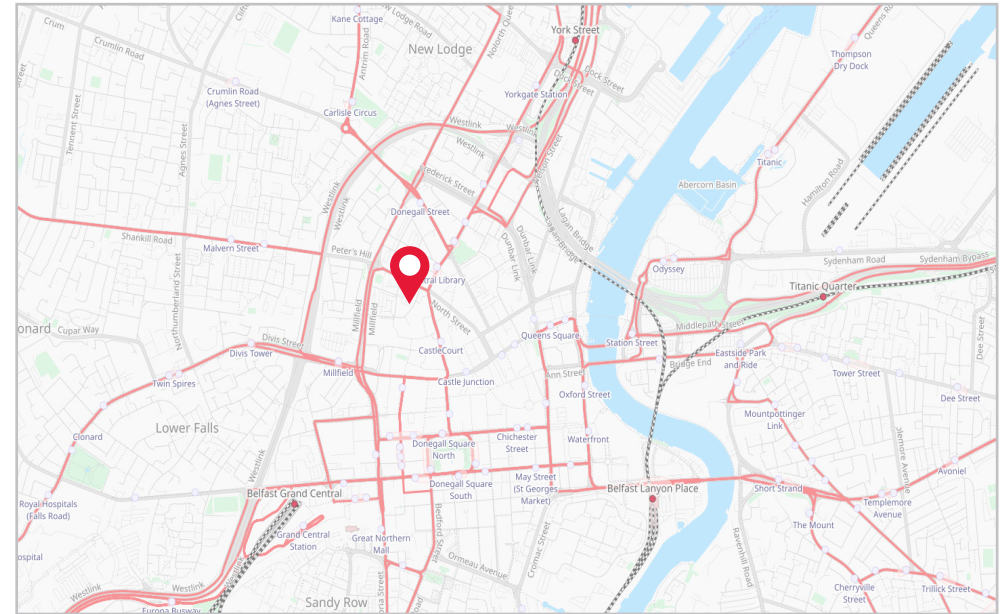
Description

Internally, the subject property is in a state of disrepair and is in need of refurbishment. That being said, the property benefits from:

- 3 storey end terrace building.
- Pedestrian door access.
- Direct access to Gresham Street.
- Glazed frontage to Gresham Street.
- Redevelopment potential.
- Strong potential for alternative uses, subject to planning.

Schedule of Accommodation

	Sq Ft	Sq M
Ground Floor	486	45.19
First Floor	44	4.10
Second Floor	306	28.40
Total Internal Area	836	77.69





Price

Price on Application.

Title

We have been advised that the property is held by way of freehold title.

Energy Performance Certificate

We have been advised that the property benefits from an EPC rating of G155.

Rates

We have been advised by Land and Property Services of the following:

Net Annual Value: £5,250

Rate in £ 24/25: £0.599362

Rates Payable (if applicable): est £3,146.65 per annum

Value Added Tax

We have been advised that the property is not elected for VAT, and therefore VAT will not be applicable in addition to the figures quoted within this brochure.

Further Information

**Lambert
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Hampton**

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