

Durham House, 32 College Square North, Belfast, BT12 4AF

For Sale

Prime City Centre development site of approx. 0.12 acres (0.05 hectares) currently occupied by Durham House



Lambert
Smith
Hampton

Location

The subject site is located at the corner of Durham Street, College Square North and Galway Street in Belfast City Centre. It is within 5 minutes' walk of the Victoria Square, the main shopping location in the province and the newly opened Transport Hub located on Durham Street. Adjacent and east of the application site is a large apartment development of 5 to 7 storey in height, comprising of three apartment buildings: College Gate, which fronts onto College Square North; College Place, which fronts onto Institution Place; and Galway Place, which fronts onto Galway Street. To the north is a residential area comprising mainly two storey red brick terraced houses. A local convenience store is located immediately opposite the application site, at the corner of Durham Street and Galway Street.

This is a secondary commercial area in the context of Belfast City Centre. It would however be suitable for private or social housing development (subject to planning). There may even be demand to develop a build to rent or purpose built student accommodation on the subject site.

Description

The property presents a development site of approx. 0.12 acres (0.05 hectares). Durham House is a predominantly 7 storey building with a plant room and one apartment on the top floor, which increases its overall height to 8 storeys. Parking and a token area of open/amenity space (approximately 30sqm) is provided on the ground floor with apartments on the upper floors. Durham House was built c.1969 as a 7-storey office building for the Youth Employment Service.

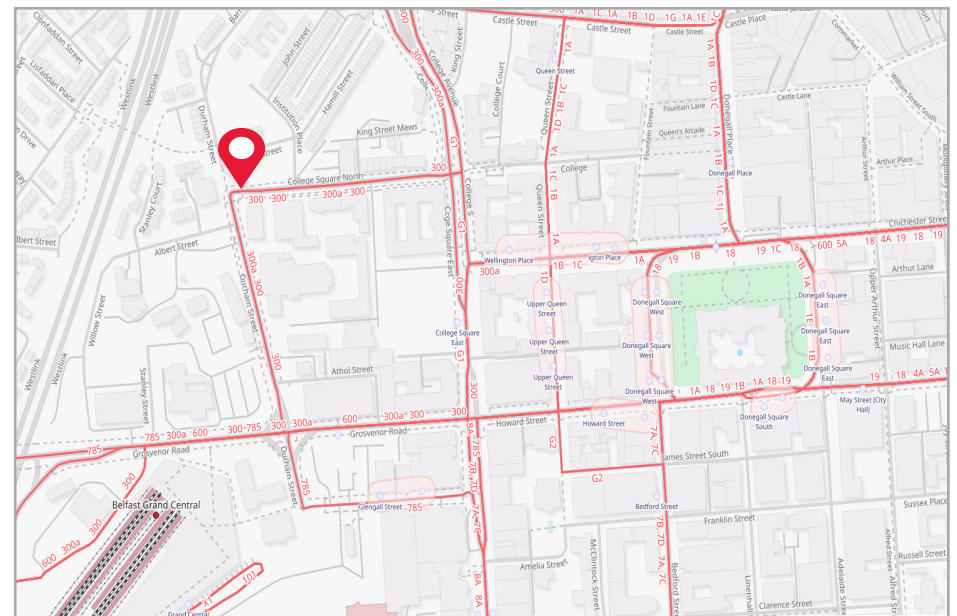
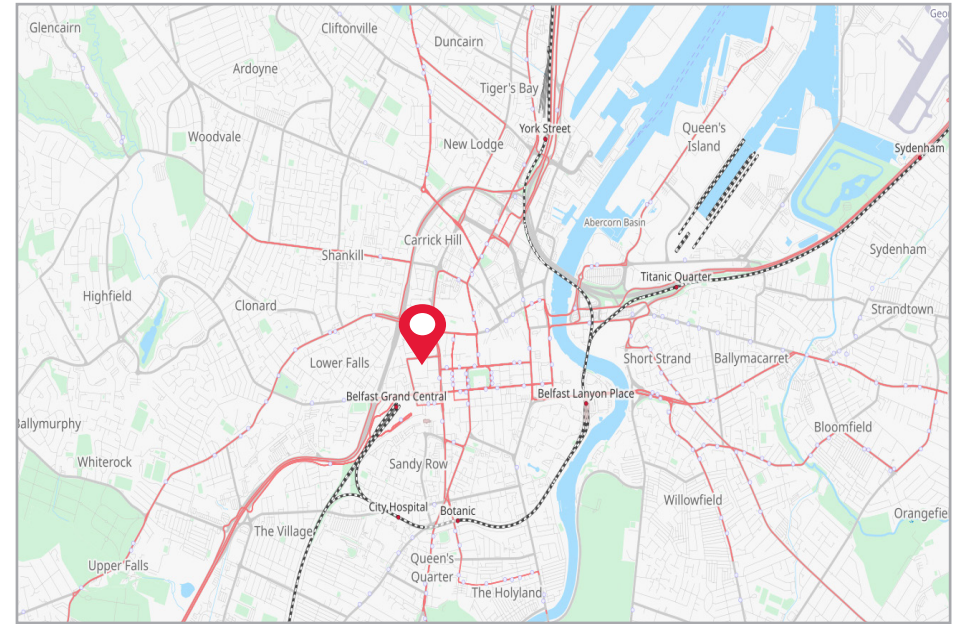
A planning application (Z/1990/2881) submitted in October 1990 by Durham Developments Ltd proposed to convert the vacant office building into sheltered housing accommodation comprising 39no. single person units. The application was approved in February 1991. BIH Housing Association and Boyd Partnership Architects submitted a planning application (Z/2001/1177/F) in May 2001 proposing to re-clad the building. The application was approved in August 2001 and works were completed by 2002.

Following the Grenfell fire in July 2017, McCormack Demolition removed the building's cladding that was installed c.2001/02 during September – October 2017. The building has lay vacant ever since. The property is in a very poor state of repair and condition and it is now beyond its functional and economic lifespan.

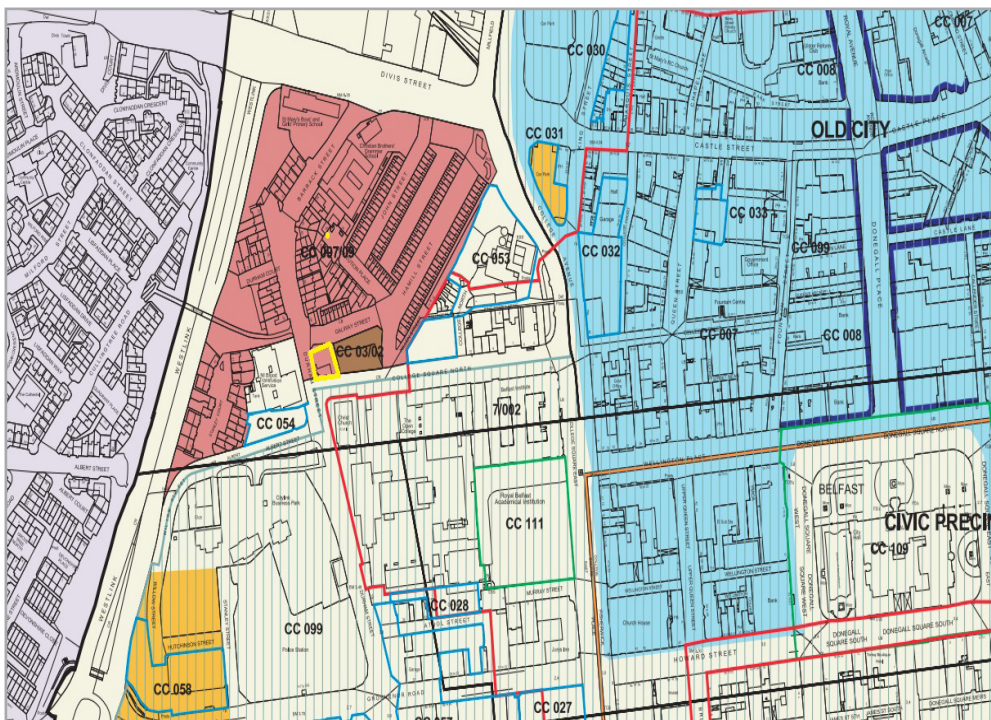
Schedule of Accommodation

Site	Acres	Hectares
Site	0.12	0.05

The property currently comprises a 7 storey building with a plant room and one apartment on the top floor which increases its overall layout to 8 storeys. The building occupies a 0.12 acre (0.05 hectare) site.







Belfast BMAP 2015

Price

Price on application.

Tenure

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

Planning

Full planning permission was granted in October 2016 for the demolition of the existing Durham House building and the construction of a new build 7 storey apartment block containing 34 one and two bedroom apartments with a roof garden. Planning reference LA04/2016/0027/F. This planning has since lapsed.

The site is outlined as 'Protected City Centre Housing Area' within Belfast BMAP 2015.

Rates

Please note; rates has been assessed as 39 individual valuations, however the combined total NAV and rates payable are as follows:-

Net Annual Value (NAV): £2,235,000
 Rate in £ for 2024/25: 0.009098
 Rates payable, if applicable: £20,334.03

Value Added Tax

We have been advised that the property is elected for VAT and therefore VAT will be applicable at the prevailing rate.

Further Information

For further information or to arrange a viewing, please contact:-

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