

TO LET

(On a short term basis pending redevelopment of the site)

**BELFAST TELEGRAPH BUILDING
124-144 ROYAL AVENUE, BELFAST**

ENQUIRIES WELCOME FOR THE PROPOSED DEVELOPMENT SCHEME

Lisney

www.lisney.com



BELFAST

Belfast is the capital of Northern Ireland and is ranked the 14th largest city in the United Kingdom and the 10th largest conurbation. The city is located approximately 103 miles north of Dublin and 70 miles south east of Londonderry.

The city has a resident population of approx. 281,000 persons which represents 15.5% of Northern Ireland's total population of 1.8 million. The wider Belfast metropolitan area has a population extending to approx. 650,000 of the Northern Ireland population (c. 36%). The city has an excellent communications network. The M2 motorway provides access to the north towards Antrim and Londonderry and the M1 motorway provides access to the south and west of the province towards Lisburn and Dublin.

Belfast benefits from four railway stations and the Belfast to Dublin train route has a journey time of approx. 1 hour 50 minutes. The two airports, George Best Belfast City and Belfast International, provide access to all major UK and international locations including America and mainland Europe.

ROYAL AVENUE

Located in the Cathedral Quarter in the heart of Belfast city centre, as well as being identified with the more recent Smithfield and Union Quarter, it has been the city's principal shopping thoroughfare since its establishment in 1881.

This area is currently undergoing significant regeneration due to the £250 million development of the new University of Ulster campus on York Street. By 2018, it is expected that there will 15,000 students and 1,250 staff studying and working in the area.

The property is 200 metres from Castle Court Shopping Centre and a short walk to the Cathedral Quarter with the area surrounding the site comprising a mix of uses including residential, commercial, restaurants, bars and pubs.

THE EXISTING BUILDING

The building is located within the commercial and retail district of Belfast City Centre where it fronts onto Royal Avenue, and is located between Donegall Street, Little Donegall Street and neighbouring commercial properties on Union Street to the rear.

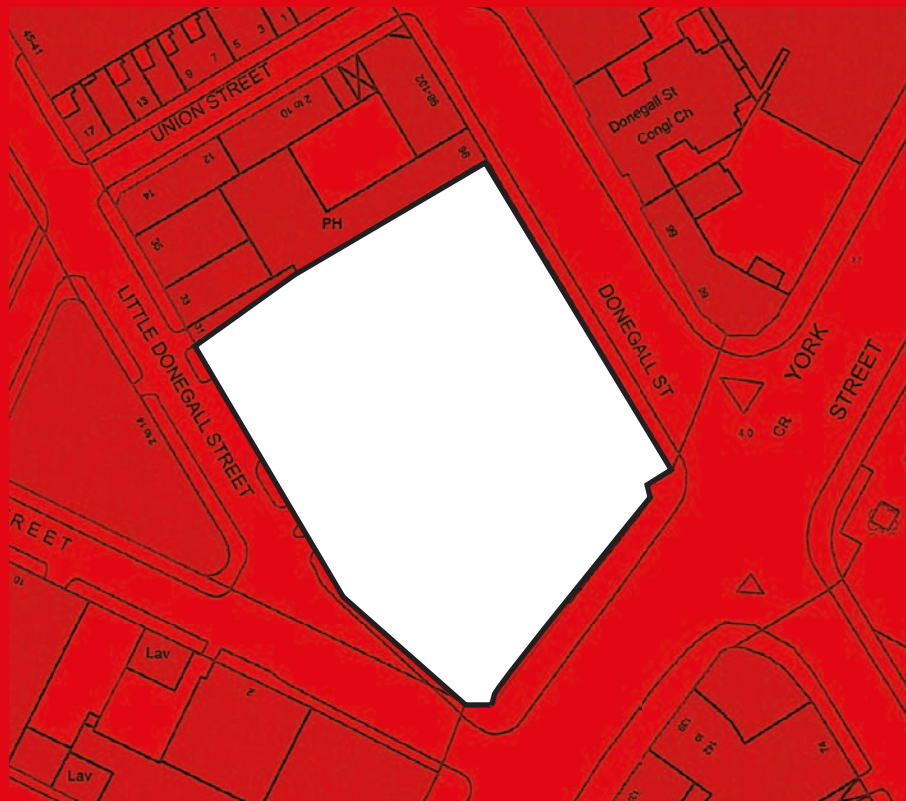
The site is occupied by a multi-storey commercial building, rising to five storeys above street level, which previously housed the offices, print works and distribution of the Belfast Telegraph media services.

The building elements include facets of both modern steel framed construction and historical masonry architecture, where the original building stands on the southwest corner of the development plot.

A single storey basement exists beneath the footprint of the publishing room that forms the rear (northern element) of the building.

The perimeter of the building is adjoined by the pedestrian footpath and parking bays, along the building frontage and side-streets, and by neighbouring commercial properties to the rear.

We also understand there is an NIE substation on the site.



SITE MAP

ACCOMMODATION

We understand the building currently provides the following Gross Internal Area (GIA).

	SQ M	SQ FT
BASEMENT	724.16	7,795
GROUND FLOOR	3,864.17	41,595
1ST FLOOR	3,872.07	41,680
2ND FLOOR	2,435.37	26,215
3RD FLOOR	2,396.82	25,800
4TH FLOOR	900.67	9,695

TOTAL	14,193.26	152,780

PARTICULARS

RENT

Price on application for short term letting.

RATES

We have been advised by the Land and Property Services website of the following Net Annual Value (NAV), with the breakdown as follows:

Industrial: £195,800

Other: £34,300

Total NAV: £230,100

Rate in the £ payable for 2016/2017 is £0.582601

Total rates payable £134,057 per annum

for the year 2016/17.

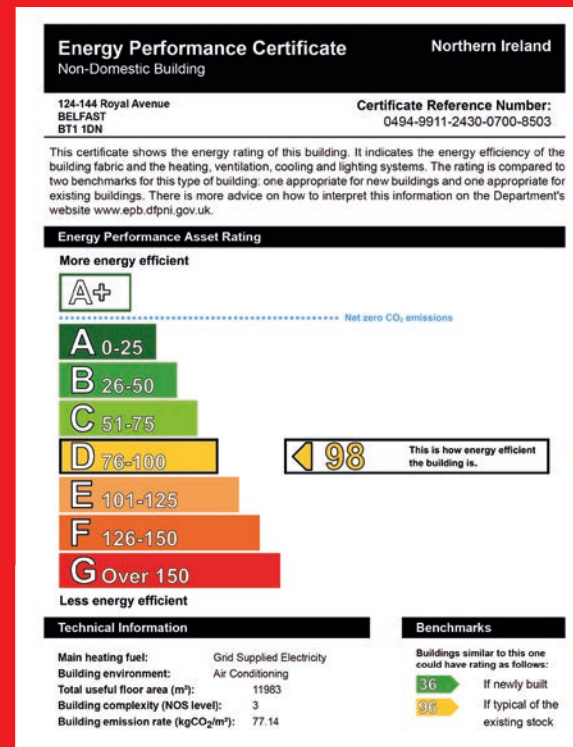
VAT

All prices, outgoings and costs are exclusive of, but are liable to, VAT.

EPC RATING

The property has a rating of D98.

EPC CERTIFICATE



PROPOSED REDEVELOPMENT

All enquiries to Andrew Gawley.

Contact: Andrew Gawley at Lisney on 02890 501 501

Email. agawley@lisney-belfast.com

The Directors of Lisney for themselves and for the vendors or lessors of this thius this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.



Titanic Quarter

SSE Arena

Obel Tower

Victoria Square

M3 Motorway

Cathedral Quarter

University of Ulster Campus

Subject Property

Castle Court

FOR INDICATIVE PURPOSES ONLY