



WEAVERS CROSS  
TRANSPORT HUB

GREAT VICTORIA  
STREET

SUBJECT  
PROPERTY

FOR SALE

104-116 SANDY ROW, BELFAST, BT12 5EX

COMMERCIAL / RESIDENTIAL DEVELOPMENT OPPORTUNITY (STPP) OF C. 0.065 ACRES

Lisney

OUTLINE FOR INDICATIVE PURPOSES ONLY

## Features

- ◆ A rare opportunity to acquire a city centre development site
- ◆ Commercial / Residential / Mixed-Use development opportunity (STPP)
- ◆ Prominent and accessible central location
- ◆ Excellent transport links - in close proximity to the new £250m Weavers Cross Transport Hub (under construction - opening 2024)
- ◆ Nearby amenities include the Belfast City Hospital, Queens University and Belfast City Centre

## Location

The subject site is located on Sandy Row, situated just south of the city centre running parallel to Great Victoria Street and just off Donegall Road.

The subject is within walking distance of Shaftesbury Square, Queens University and the city centre. The new Weavers Cross Transport Hub, under construction, is 0.2 miles away.

The immediate surroundings comprise a mix of residential and commercial uses. Lisburn Road, Dublin Road, Botanic Avenue and University Road are a short distance away.

Whilst Weavers Cross is the main development activity in the area, other regeneration initiatives in the vicinity of the subject site include the Linen Quarter BID and Shaftesbury Square Development.

## Description

The cleared level site extends to circa 0.065 acres (264 Sq. M).

The subject provides the opportunity to acquire a centrally located, 'brownfield' development site with commercial, residential or mixed-use potential (subject to planning and all necessary consents).

### INDICATIVE DEMISE



## Planning History

We understand there are no recent or live planning applications relating to the subject property following a review of Planning NI.

We are aware that the site has historically been considered from a hostel and retail perspective (see page 4).

We recommend all interested parties seek their own planning advice.

## Asking Price

Offers invited.

## Stamp Duty

Will be the responsibility of the purchaser.

## Title

We understand the subject lands are held by way of long leasehold interests.

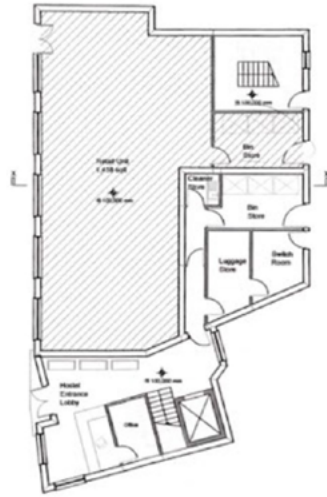
## Value Added Tax

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



OUTLINES FOR INDICATIVE PURPOSES ONLY

INDICATIVE FLOOR PLANS  
RETAIL UNIT AND HOSTEL ACCOMMODATION



Proposed Ground Floor Plan  
Scale 1:100



Proposed First Floor Plan  
Scale 1:100



Proposed Second Floor Plan  
Scale 1:100



Proposed Third Floor Plan  
Scale 1:100

**Site Area - 2848 sqft (264 sqm)**

**Ground Floor;**

Retail Unit - 1,438 sqft (133 sqm)

Plus Entrance Area and Ancillary Space for Hostel Accommodation Above

**First Floor;**

5No. Private Double Rooms with Ensuites

1No. 6 Bed Female Dorm.

1No. 6 Bed Male Dorm.

1No. 10 Bed Mixed Dorm.

**Second Floor;**

5No. Private Double Rooms with Ensuites

1No. 6 Bed Female Dorm.

1No. 6 Bed Male Dorm.

1No. 10 Bed Mixed Dorm.

**Third Floor;**

Hostel Common Area, TV Room, Kitchen Area, Laundry, Toilets and Roof Terrace

## Contact

Strictly by appointment with the sole Selling agent.  
For further information please contact:

Lynn Taylor

028 9050 1556 / 07813 020 181

[ltaylor@lisney.com](mailto:ltaylor@lisney.com)



## 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/ukxi/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.

Further information is available at [www.lisney.com](http://www.lisney.com)

