



Lisney

COMMERCIAL REAL ESTATE

BELFAST
CITY HALL

SUBJECT
PROPERTY

UPPER ARTHUR
STREET

FOR SALE

City Centre Refurbishment/Redevelopment Opportunity - c. 22,283 Sq. Ft. (NIA)

VICTORIA HALL, 12 MAY STREET, BELFAST, BT1 4NL

MAY
STREET

OUTLINE FOR INDICATIVE PURPOSES ONLY

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FEATURES

Refurbishment / Redevelopment opportunity

Modern six storey City Centre building - circa 22,283 sq ft (NIA)

Currently in office use but could be repurposed (STP)

Prominent corner position at the junction of May Street and Upper Arthur Street

Close to retail and office cores with easy access to public transport nodes and car parking

CLICK FOR DRONE FOOTAGE



LOCATION

Belfast is the capital city of Northern Ireland and as such provides a wide range of facilities and amenities and is served by strong roads rail, air and sea infrastructure.

Victoria Hall is situated c. 100m east of the City Hall within the recognised commercial core close to retail, office and religious buildings.

The building is located at the junction of May Street and Upper Arthur Street on a prominent corner site. The building is just c. 100 metres from an NCP multistorey car park on Montgomery Street along with a number of nearby surface car parks within walking distance.

Well known occupiers in the area include Bank of Ireland, Ulster Bank, Northern Ireland Housing Executive, Ten Square Hotel, Victoria Square Shopping Centre and a number of public bodies including Belfast City Council. Recent investment in the area includes the acquisition of nearby properties in May Street and Donegall Square East by Clover Group and the General Consulate of India.

Victoria Hall occupies a strong position and is shown for identification purposes outlined in red in the photograph below.



DESCRIPTION

Victoria Hall occupies a plot of 0.11 acres (0.045 Ha) and comprises a vacant, modern, office building arranged over ground and 5 upper floors. We are advised the building has a floor area of c. 22,283 sq ft (NIA) served by 2 passenger lifts.

The external facades are a mix of red brickwork and render, arched windows at ground floor and upper floors under a mansard roof. We understand the building was constructed circa 1991.

The building has natural light on three elevations and the core is ideally centrally located.

Internally the building provides a mix of open plan and cellularised space installed by the previous occupier to include an extensive range of private offices, meeting rooms and ancillary accommodation.

Whilst refurbishment for single/multi office occupancy is one option, we consider that there may be scope to consider alternative uses, such as residential by way of refurbishment/ redevelopment, subject to planning.

ACCOMMODATION

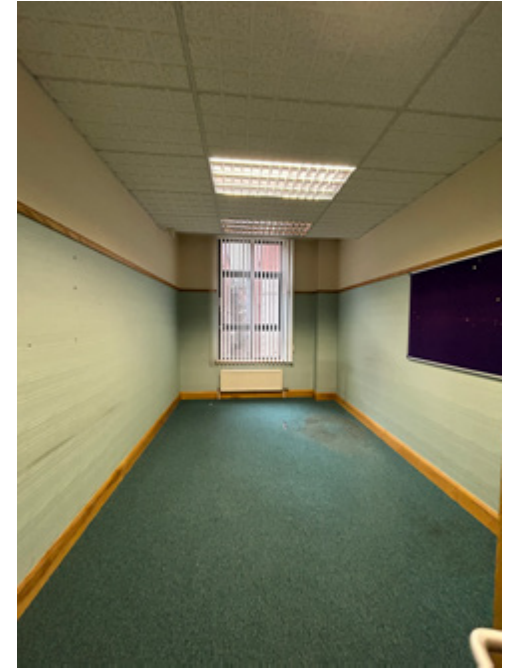
We estimate the building to have the following approximate floor areas.

Floor	Sq M	Sq Ft
Ground Floor	357	3,842
First Floor	340	3,663
Second Floor	347	3,734
Third Floor	348	3,746
Fourth Floor	339	3,646
Fifth Floor	339	3,652
Sixth Floor	Plant Room	Plant Room
Total	2,070	22,283 (NIA)

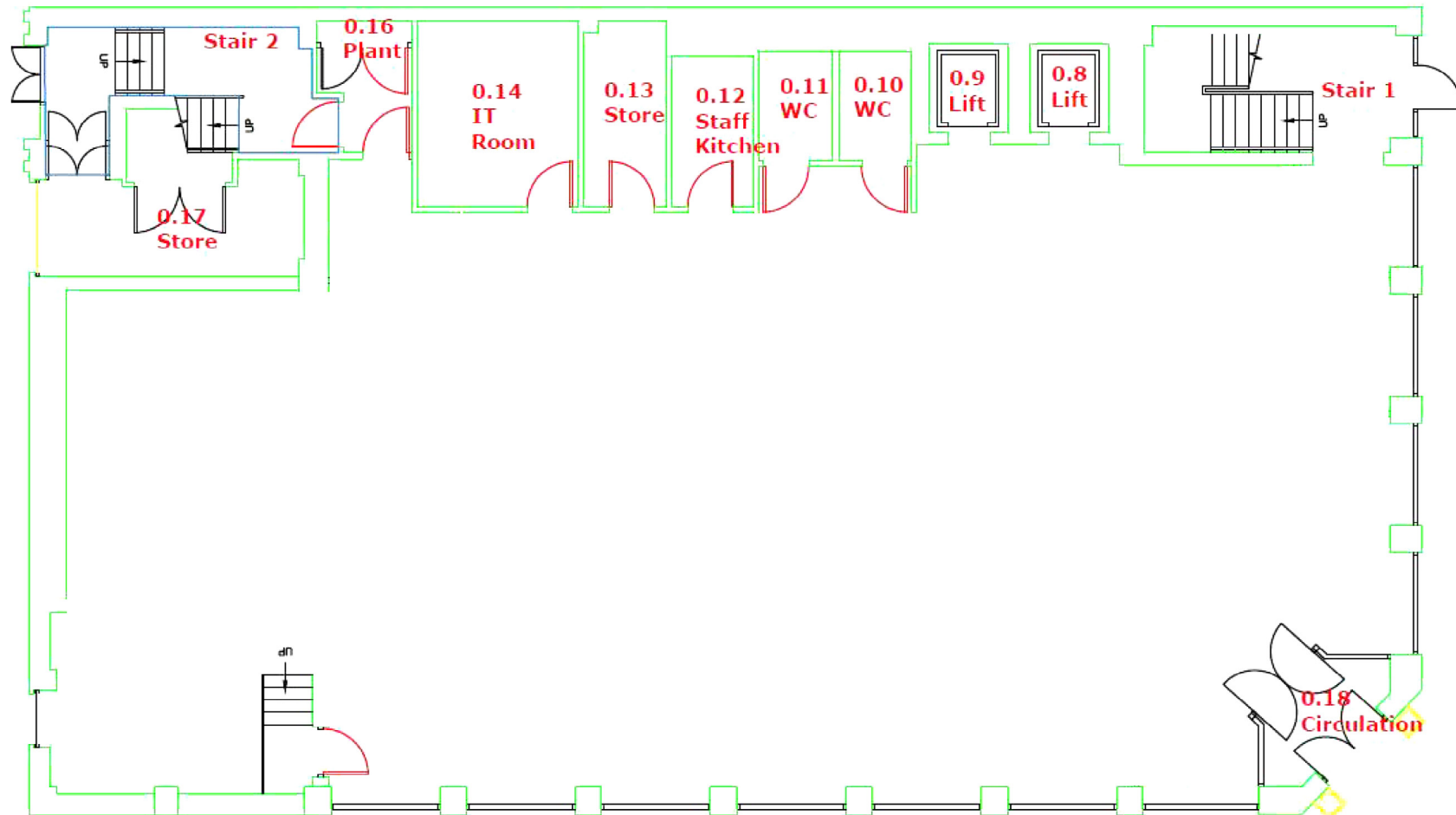


VIEW OF WEST ELEVATION, FACING ONTO UPPER ARTHUR STREET

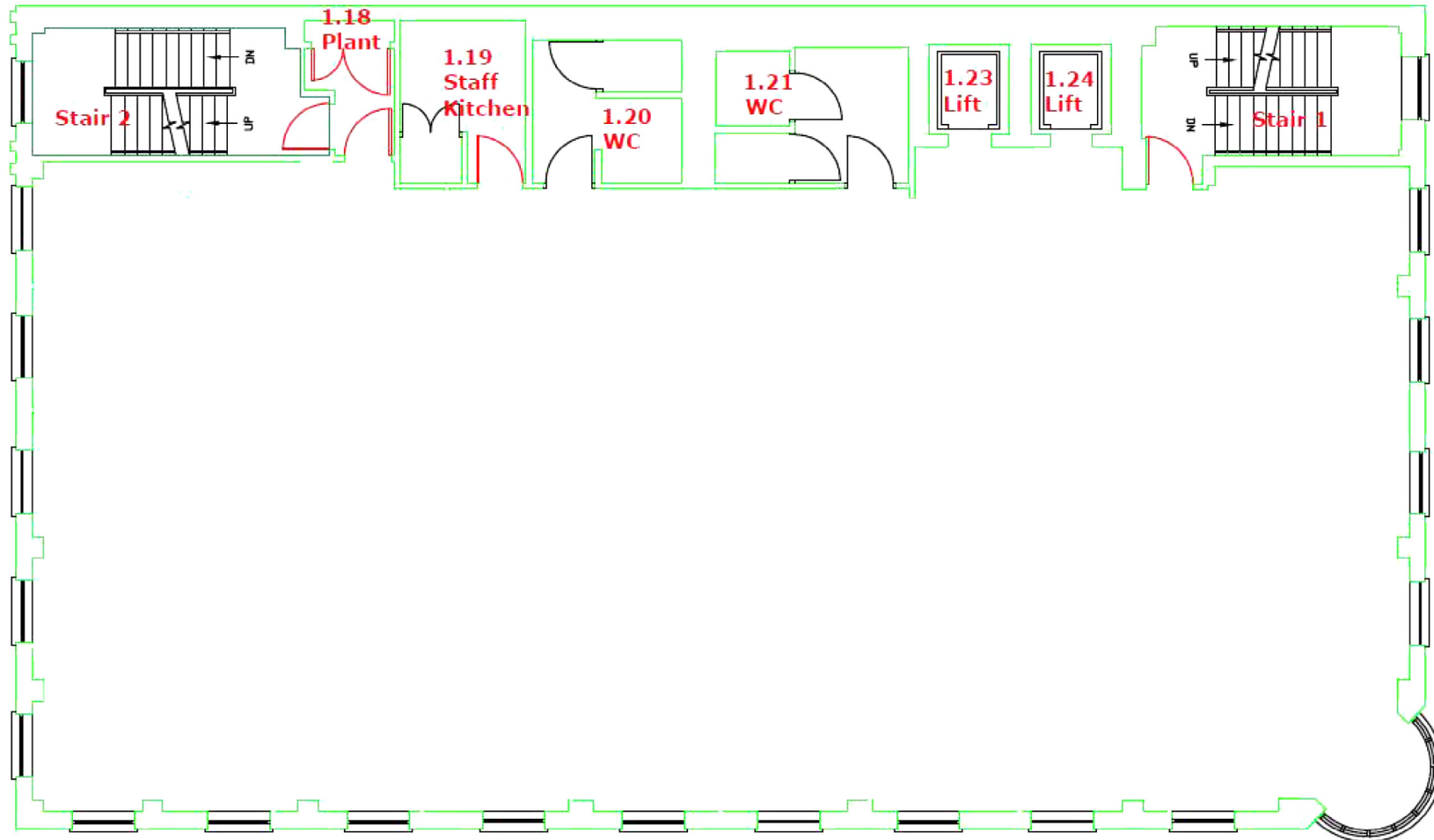




FLOOR PLAN
GROUND FLOOR



FLOOR PLAN
TYPICAL UPPER FLOOR



LOCATION



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.

TITLE

We understand the property is held on a freehold title, subject to a fee farm grant.

PROPOSAL

The property is being offered for sale by way of informal tender and we are instructed to seek offers in the region of £1,750,000, subject to contract.

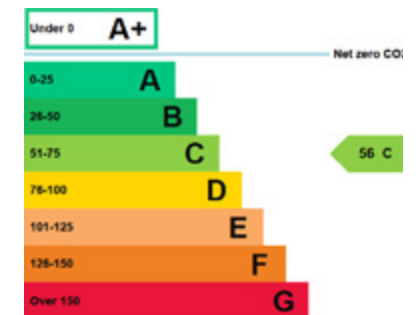
Interested parties should note that the vendor will have sole discretion to accept or reject any offer and is not bound to accept the highest (or indeed any) offer received. The vendor will reserve the absolute right to seek to negotiate with any bidder after the receipt of initial bids and shall not be bound by, nor made conditional upon, any bidder's offer as stated.

VAT

Please note that VAT will not be chargeable.

EPC

The property has an energy rating of C56. A full certificate can be made available upon request.



REF 24484

Lisney

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