

FOR SALE

56-58 Ann Street, Belfast BT1 4EG

CITY CENTRE RETAIL REFURBISHMENT / REPURPOSING OPPORTUNITY – C.3,160 SQFT (NIA)

Lisney

COMMERCIAL REAL ESTATE

**SUBJECT
PROPERTY**

**VICTORIA SQUARE
SHOPPING CENTRE**

OUTLINE FOR INDICATIVE PURPOSES ONLY

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FEATURES

Freehold building located in Belfast city centre

Prominent position along Ann Street, directly opposite one of the main entrances to the Victoria Square Shopping Centre

c.3,160 sqft (NIA) of existing accommodation across ground, first and second floors

Excellent opportunity to refurbish/repurpose the property

To be sold with the benefit of vacant possession

Unconditional offers sought, subject to contract



Click to view drone footage

LOCATION

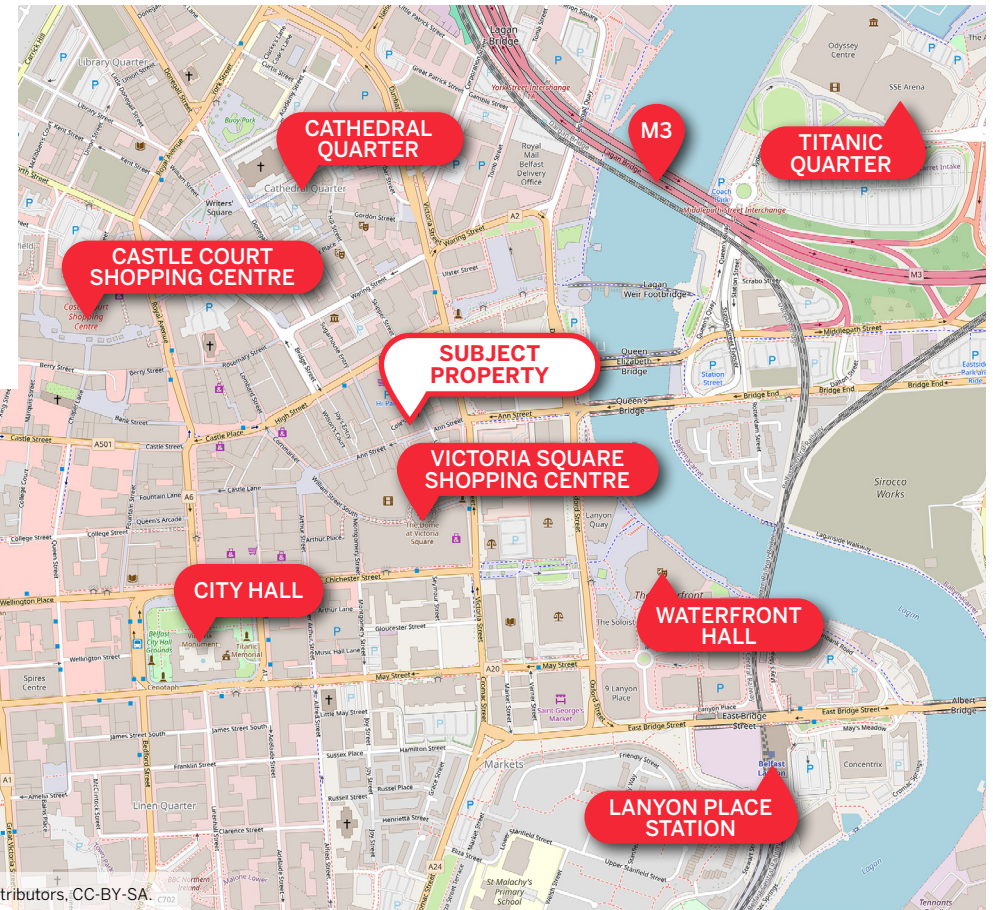
The property occupies a prominent position along Ann Street, directly opposite one of the main entrances to the Victoria Square Shopping Centre, within Belfast's city centre.

The section of Ann Street where the property is located is pedestrianised and therefore benefits from continuously high volumes of passing footfall. Ann Street comprises a range of existing occupiers, including Holland & Barrett, Superdrug, Born & Bred and Caffe Nero.

To the immediate rear of the property is a c.565 space public car park that is operated by GoPark.

Belfast's Cathedral Quarter area is located a short distance to the north of the property, whilst the City Hall and main commercial district are located to the south-west.

The property benefits from excellent connectivity with Belfast's main transport hubs, including the new Grand Central Station and Lanyon Place Station, both within walking distance, whilst the motorway network is also easily accessible. Belfast's Rapid Transit system 'The Glider' runs along Victoria Street a short distance to the east of the property.



Map contains OpenStreetMap.org data. © OpenStreetMap contributors, CC-BY-SA.

LOCATION



Property outline for indicative purposes only

DESCRIPTION

The property, understood to have been constructed during the early 1960s, comprises a c.3,160 sqft (c.293 sqm) building arranged over ground, first and second floors.

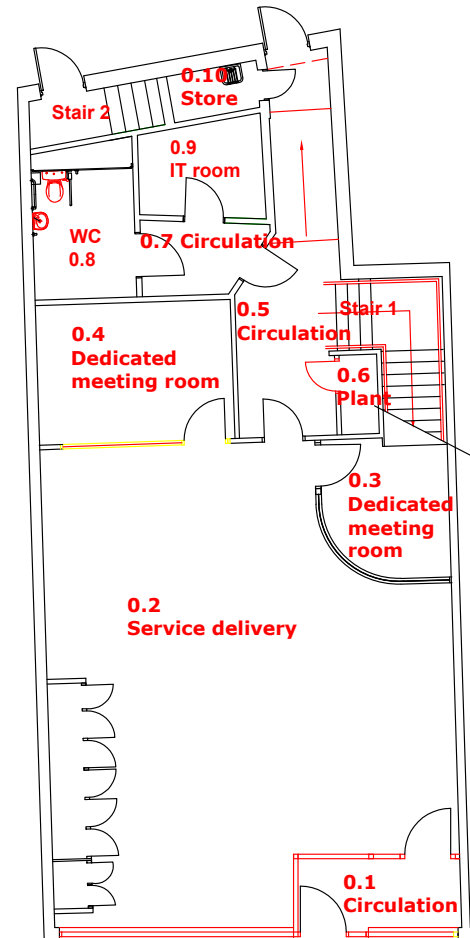
The main entrance to the property is from Ann Street, which leads to a spacious open plan suite. The remainder of the ground floor comprises dedicated meeting rooms, storage rooms and a WC, with a fire escape door located to the rear.

The upper floors of the property are accessed via a central staircase. The first floor comprises an open plan suite and a small service room to the rear, whilst the second floor comprises of dedicated meeting/storage rooms, a staff kitchen and WCs.

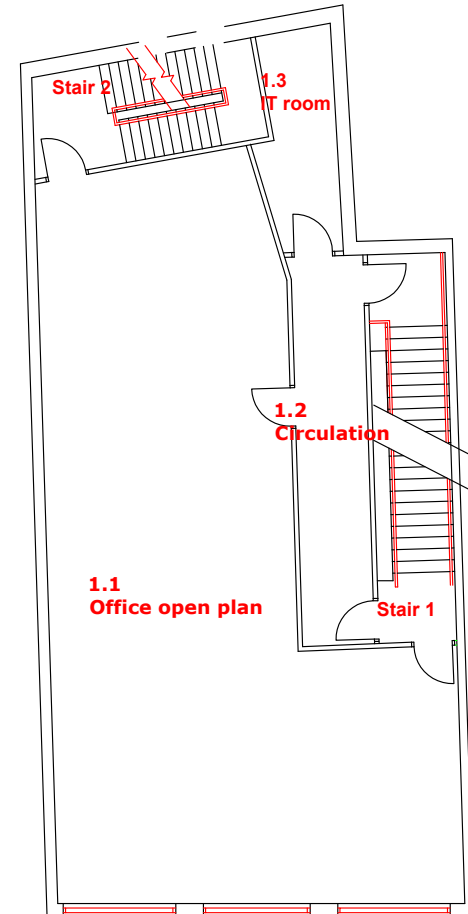
A fire escape staircase is located adjacent to the rear of the existing accommodation and provides access to Cole's Alley, which runs behind the property linking Ann Street to Church Lane.

ACCOMMODATION

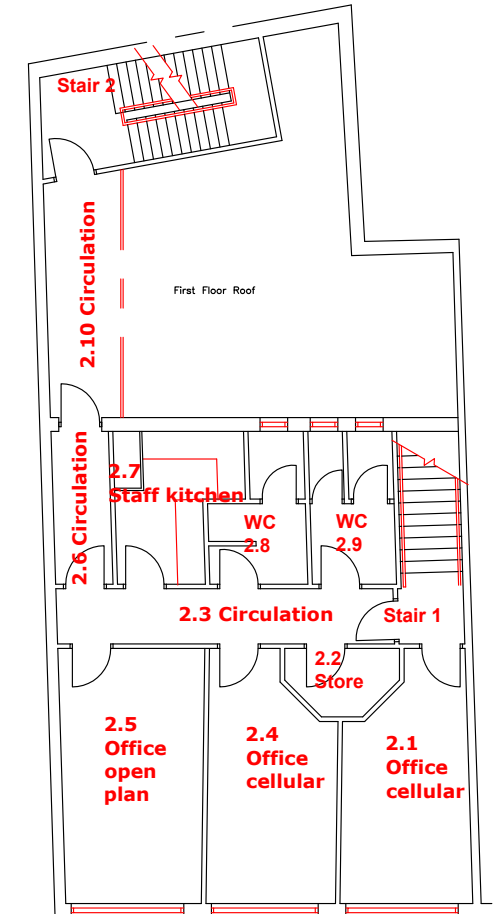
Floor	NIA (sqm)	NIA (sqft)
Ground Floor	114	1,232
First Floor	113	1,217
Second Floor	66	711
Total	293	3,160



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Property outline for indicative purposes only



Ground floor suite



Ground floor suite



External façade



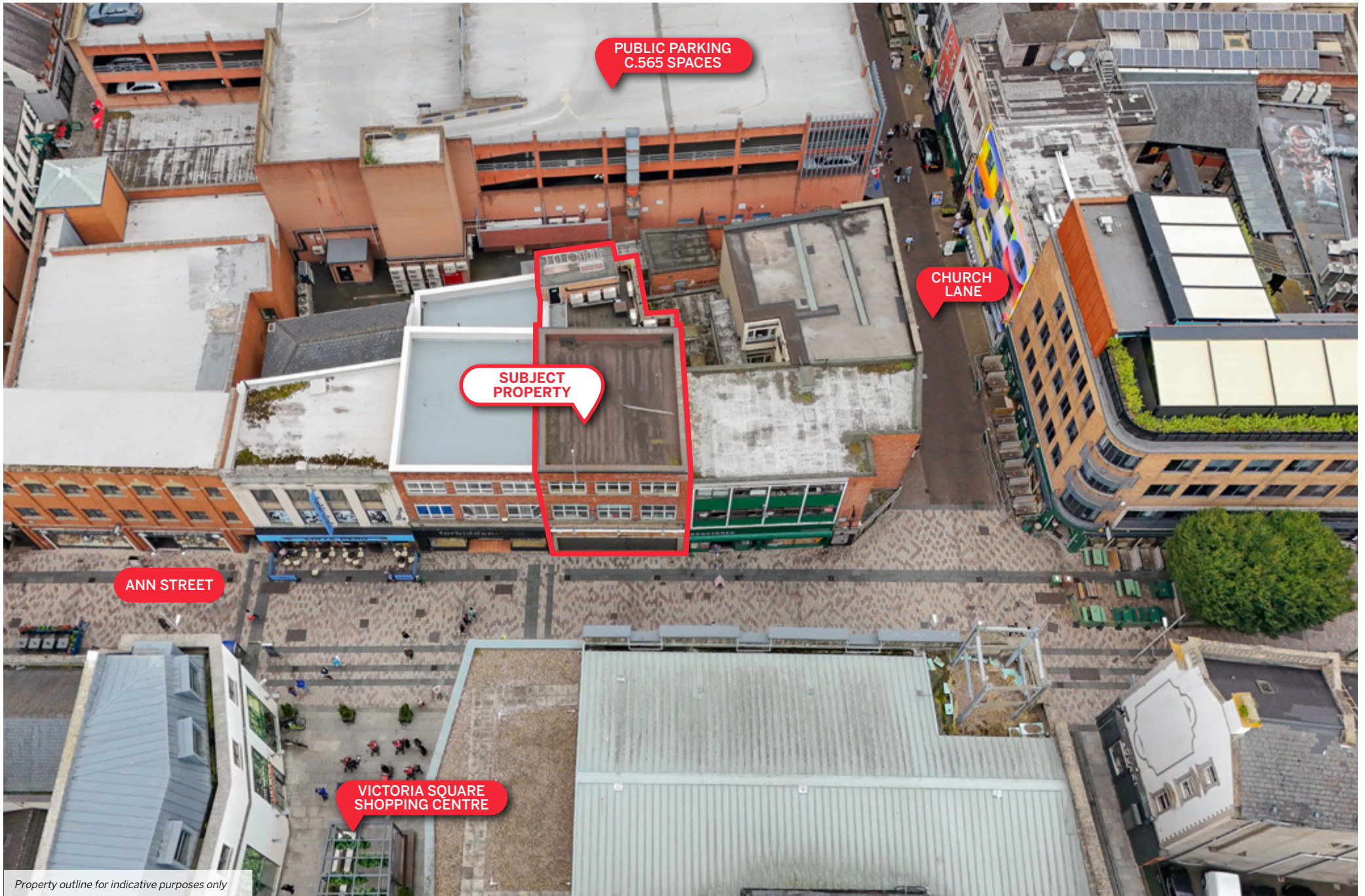
Meeting / storage space



First floor suite

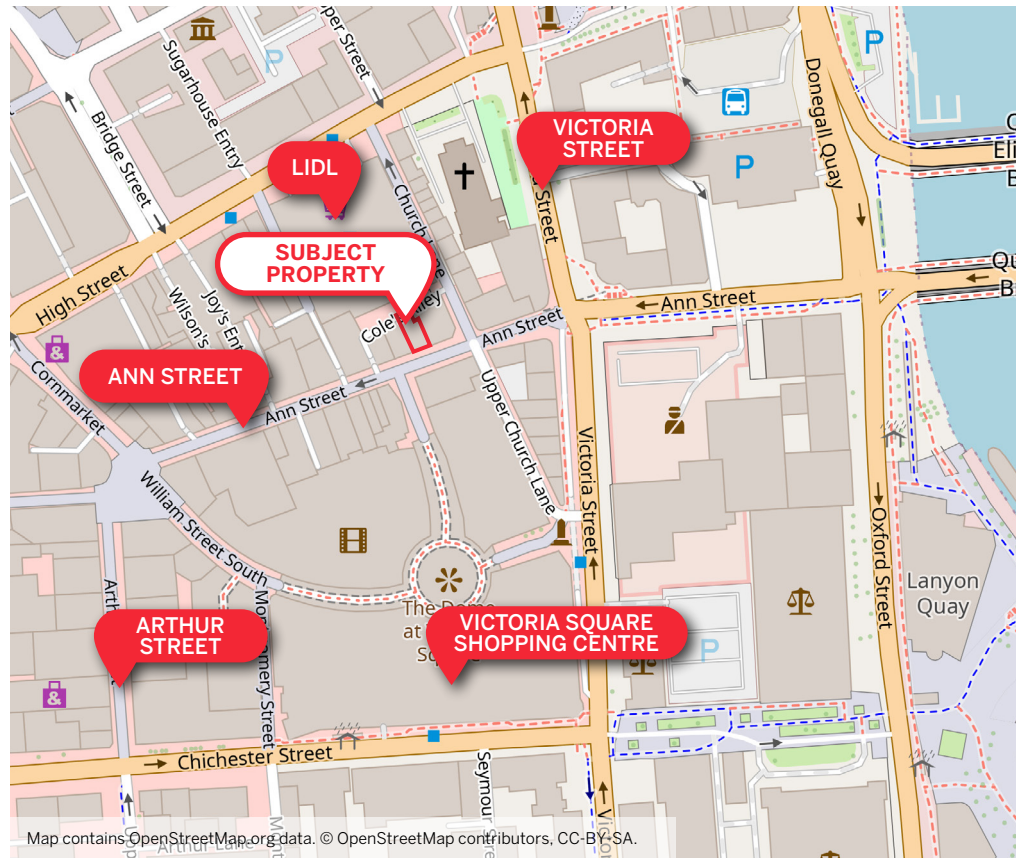


First floor suite



Property outline for indicative purposes only

LOCATION



PROPOSAL

The freehold interest in the property is being offered for sale by way of informal tender.

We are instructed to seek offers in excess of £500,000, 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.

TITLE

Freehold

VIEWINGS

Internal inspections of the property can be arranged by appointment only with the retained agent.

VAT

We understand the property is not elected for VAT purposes.

RATEABLE VALUE

We understand from Land & Property Services that the property has a Net Annual Value (NAV) of £31,000. The Non-Domestic Rate in the Pound for Belfast for the current year 2024/25 is £0.599362.

EPC

The property has an energy efficiency rating of D76. A copy of the full certificate can be made available upon request.

SCORE	ENERGY RATING	RATING
<0	A+	Net zero CO ₂ emissions
0-25	A	
26-50	B	
51-75	C	
76-100	D	76 D
101-125	E	
126-150	F	
>150	G	

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/uk/si/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.

REF 23821

Lisney

COMMERCIAL REAL ESTATE

For further information:

David McNellis: 028 9050 1551 / 07887 911 077
dmcnellis@lisney-belfast.com

George Jolliffe: 028 9050 1501 / 07718 493 197
gjolliffe@lisney-belfast.com

Viewing strictly by appointment with the sole selling agent Lisney

Lisney Commercial Real Estate

3rd Floor, Montgomery House
29-33 Montgomery St, Belfast BT1 4NX
Tel: 028 9050 1501
Email: property@lisney-belfast.com

[lisney.com](https://www.lisney.com)   

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