

FOR SALE

220-256 York Street, Belfast BT15 1GZ

PRIME RETAIL SHOWROOM / POTENTIAL REDEVELOPMENT OPPORTUNITY (STPP)

**AVISON
YOUNG**

Lisney
COMMERCIAL REAL ESTATE

OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Highly prominent showroom building on York Street

Modern building constructed circa 2002

Buildings totalling circa 76,000 sqft

Total site of circa 1.7 ac

May suit distribution hub

Ideal development potential (STPP)

Property outline for indicative purposes only

LOCATION

The subject property is situated on York Street, one of the main arterial routes running from North Belfast into the City Centre. Just 0.7 miles from the City Centre, the property is only a 20 minute walk from the new Ulster University and a 9 minute walk from Cityside Retail Park.

The location is well-served by major transport routes, with two connections to the M2 within 1 mile, the recently upgraded Yorkgate train station 0.4 miles away and several bus stops nearby.

The subject property has approximately 134 metres of frontage onto York Street, with return frontage onto both Limestone Street and Hanna Street.

The surrounding area is a mix of high density residential and commercial uses.

The general area is home to a diverse range of amenities, including Cityside Retail Park, Grove Leisure Centre, Moviehouse Cinema, Tesco, Home Bargains, Asda and Lidl, amongst many others.





Showroom exterior viewed from York Street



Car park and showroom exterior

DESCRIPTION

The property is highly prominent with a frontage of approximately 134 metres onto York Street, and comprises of 6 parts:

- 1 Showroom
- 2 Telephone mast
- 3 Warehousing units
- 4 Former showroom
- 5 Undeveloped land
- 6 Car Park

The total site measures approximately 1.7 acres of land on York Street.

The land is accessible via both the main entrance on York Street, with a secondary entrance on Limestone Road. There is also access to the former showroom from Hanna Street.

The site currently provides parking for circa 60 vehicles in the designated car park and has the opportunity to provide additional parking/circulation space at the Limestone Road entrance, where there is currently undeveloped land of circa 0.4 acres.



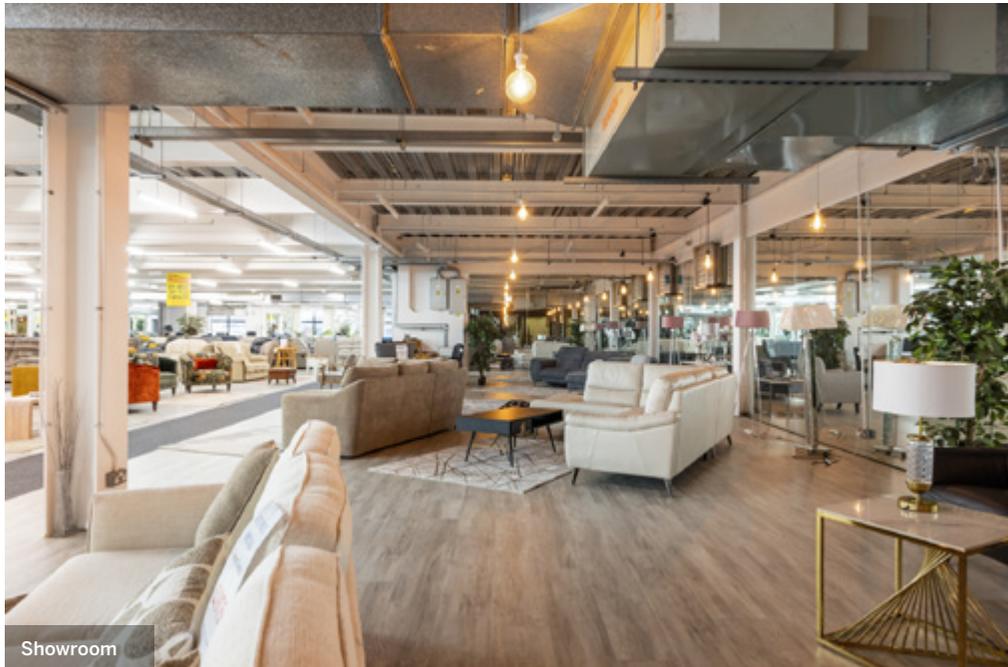


Showroom

The showroom comprises a three storey, purpose built showroom which provides three open plan floors with ancillary facilities. All floors provide light and bright display accommodation with high ceilings, feature lighting and flooring.

The property benefits from a modern passenger lift and a large goods lift to the rear.

The building may be suitable for conversion into a warehouse / distribution hub.





Showroom

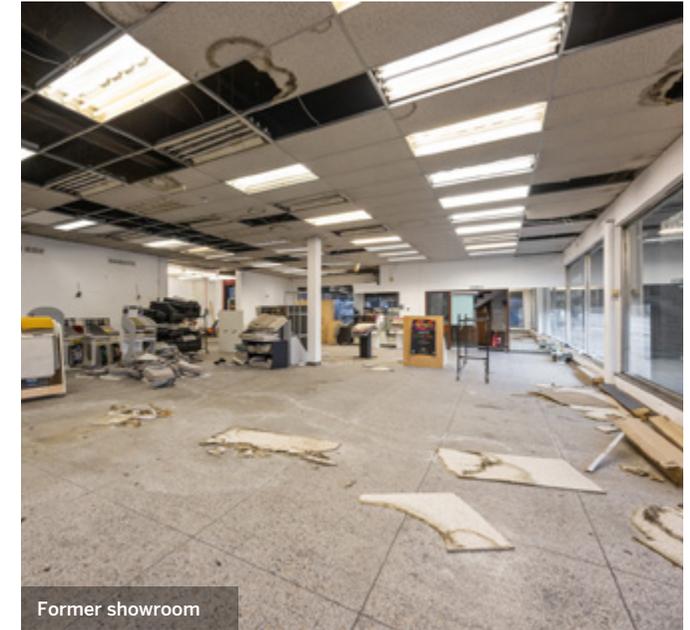
Rooftop Telephone Mast

There is a rooftop telephone mast on the property which is currently let to Hutchinson 3G. We understand the tenant has been overholding since 2022 and has requested a new lease.

Former Showroom

The former showroom comprises a two storey redbrick building on the corner of York Road and Hanna Street. The property is laid out with open plan showroom space on the ground floor and private offices on the first floor. The property has not been used in recent years and would require refurbishment.

There is delivery access directly to the former showroom from Hanna Street via a roller shutter entrance.



Warehouses

There are two warehouses in the south western corner of the site which have been merged at first floor level. The warehouses have solely been used for storage purposes and are in good order.

Undeveloped Land

The site benefits from circa 0.4ac of undeveloped land at the north of the site, with access directly from Limestone Road. We understand this land was previously used as the goods entrance for lorries into the site but was closed off in more recent years.

This land offers ideal development potential, subject to obtaining all necessary planning consents.





Top floor

ACCOMMODATION

The buildings have been measured in accordance with the RICS Code of Measuring Practice.

The footprint of the total site is circa 1.7ac (0.28 ha).

Room	sqm	sqft
Showroom		
Ground floor	1,747	18,800
Mezzanine floor	517	5,567
First floor	1,747	18,800
Second floor	1,587	17,076
Subtotal	5,598	60,243
Former Showroom		
Ground floor	300	3,230
First floor	213	2,293
Subtotal	513	5,523
Warehouse		
Ground floor	424	4,545
First floor	428	5,567
Subtotal	852	10,112
Total	6,963	75,878



Warehouse and former showroom



Rear goods entrance

TITLE

The property is held on a Freehold basis.

GUIDE PRICE

Offers around £1.75 million.

RATES PAYABLE

From a review of Land & Property Services website, we understand the rates to be as below:

	Showroom	Warehouse
NAV	£131,000	£18,300
Rates Poundage 2025/26	£0.599362	£0.599362
Rates Payable	£78,516	£10,968

VAT

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

STAMP DUTY

Stamp duty will be the liability of the purchaser.



Goods lift

LOCATION



EPC

The EPC ratings are summarised below, however the full Energy Performance Certificates are available upon request.

SCORE	ENERGY RATING	RATINGS		
		SHOWROOM	WAREHOUSE	OFFICE BUILDING
<0	A+ <i>Net zero CO₂ emissions</i>			
0-25	A			
26-50	B			
51-75	C	66 C		
76-100	D			
101-125	E		181 G	78 D
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/uksi/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.

Viewing strictly by appointment with the joint selling agents Lisney and Avison Young



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