

FOR SALE

CITY CENTRE REFURBISHMENT / REPURPOSING OPPORTUNITY – c. 27,101 SQFT (NIA)

34 COLLEGE STREET, BELFAST BT1 6DR

Lisney

COMMERCIAL REAL ESTATE



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drone footage

OUTLINE FOR INDICATIVE PURPOSES ONLY

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FEATURES

Well connected location on edge of Belfast's city centre core

Prominent c.0.3 acre (0.12 ha) corner site

Considerable refurbishment / repurposing potential

c.27,101 sqft (NIA) of existing office accommodation across ground and five upper floors

c.30 secure off-street car parking spaces

Two gated vehicular access points from College Street

To be sold with the benefit of vacant possession

Unconditional offers sought, subject to contract

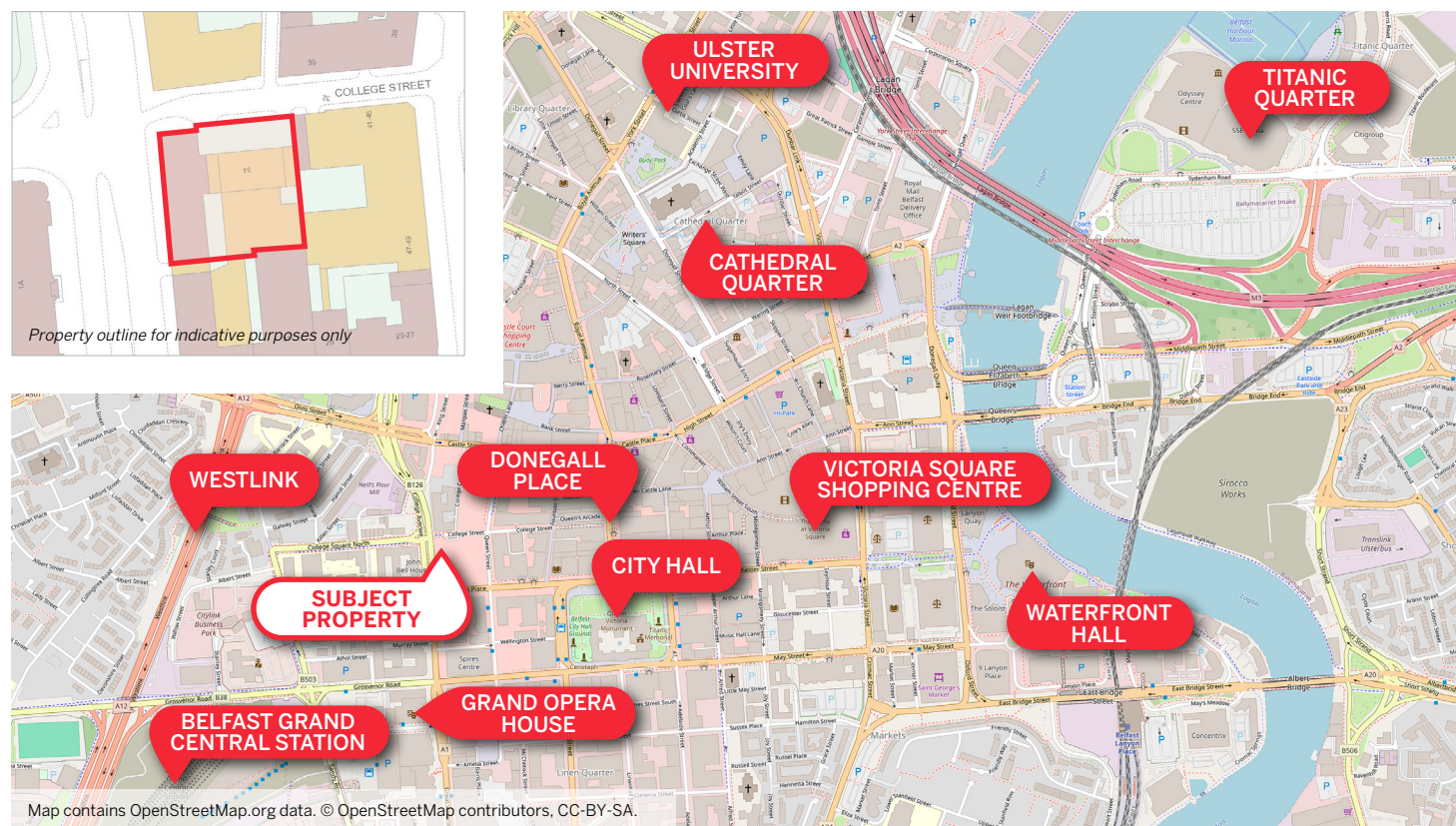
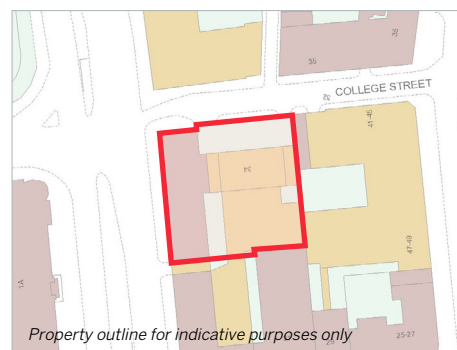
LOCATION

The property is located on the edge of Belfast's city centre core, a short distance to the west of the City Hall, occupying a prominent plot on the corner of College Street and College Square East. The area immediately surrounding the property is characterised by a range of uses, including purpose-built student accommodation, commercial offices, retail premises, hotel accommodation and education facilities, much of which has been recently developed.

The property benefits from excellent connectivity. Belfast's new Grand Central Station is located a short distance to the south-west, which provides an extensive range of rail and bus services across Northern Ireland and beyond. The Westlink is easily accessible to the west and in turn links to the M1 and M2, whilst Belfast's Rapid Transit system 'The Glider' runs adjacent to the property and provides regular services east and west across the city.

Given its central location, the majority of Belfast's main retail, leisure and entertainment destinations are all within close proximity to the property, including the Grand Opera House (c.3-min walk), Castle Court Shopping Centre (c.4-min walk), Donegall Place (c.4-min walk), Victoria Square Shopping Centre (c.8-min walk), Cathedral Quarter area (c.10-min walk), Waterfront Hall (c.12-min walk) and Titanic Quarter area (c.20-min walk).

The property is centrally positioned between two world-class universities, including Ulster University's York Street campus (c.10-min walk) and Queens University Belfast (c.20-min walk), therefore making it an attractive location for students.



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

LOCATION



DESCRIPTION

The property, understood to have been constructed in c.1970, comprises a c.27,101 sqft (c.2,520 sqm) vacant office building arranged over ground and five upper floors, in addition to c.30 off-street car parking spaces.

The main reception area of the property is accessed directly from College Street to the north, which in turn leads to the central core area comprising of two 12-person passenger lifts, staircase, WCs, plant and storage areas. A single internal staircase (labelled 'Stairs 1' on the dedicated floor plans) connects the ground floor to the first floor only, whilst an additional staircase (labelled 'Stairs 2' on the dedicated floor plans) provides access from the first to the upper floors of the property. Two external fire escape staircases are located at the southern and eastern ends of the property, providing access from the office accommodation to the rear car parking area below.

Each floor within the building typically comprises of open plan working spaces, dedicated meeting rooms,

IT printing areas and a staff kitchen area. The floorplates from first to fifth floor level mirror each other and are broadly 'T' shaped, whilst the ground floor, which is smaller in size, is rectangular in shape. The main plant area can be found at roof (sixth) level and is predominantly covered.

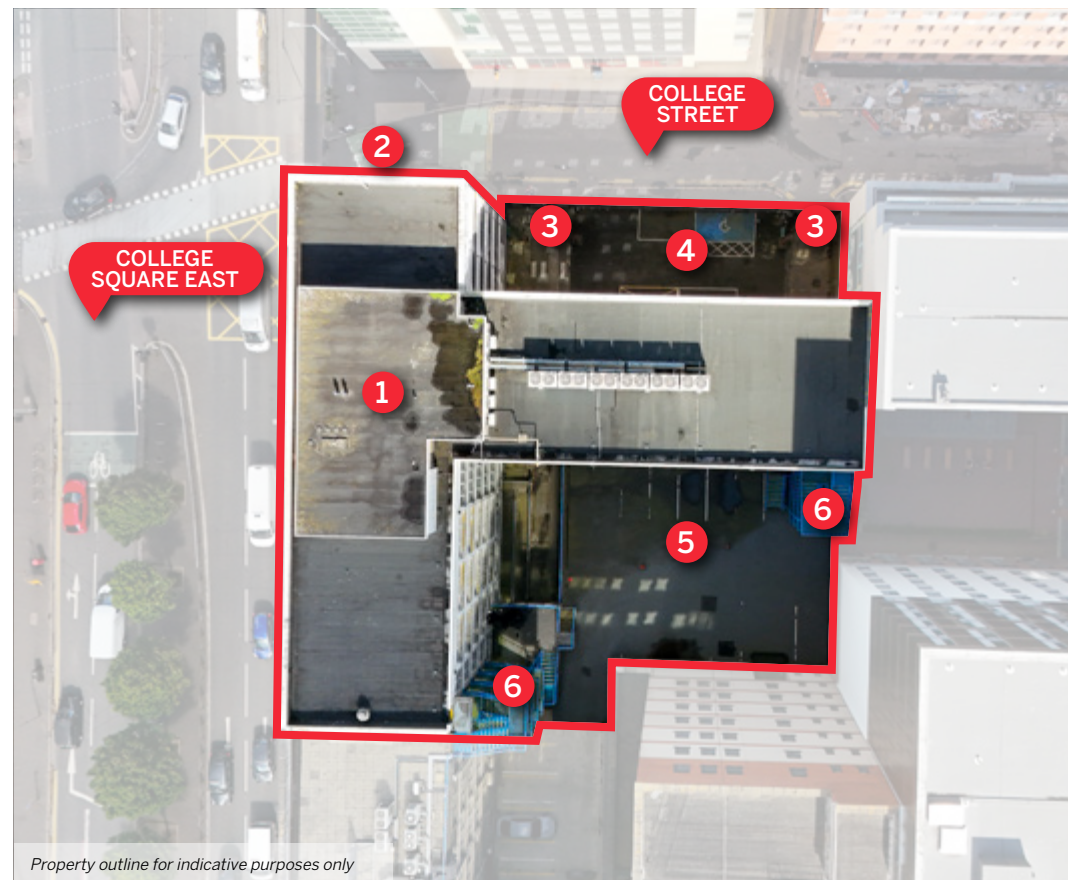
To the immediate rear of the existing office building is a dedicated car parking area that is split across ground and first floor levels. Access to the rear car parking area is provided via two controlled gated access points along College Street, whilst a ramp provides access to the spaces at first floor level. Additional car parking spaces can be found along the northern boundary of the property where the office building is set back slightly from College Street.

Rights of Way exist across the rear car parking area of the property in favour of neighbouring properties. Further information in relation to this can be provided upon request.

ACCOMMODATION

Floor	Description	NIA (sqm)	NIA (sqft)
Ground Floor	Reception / Office	182	1,959
First Floor	Office	454	4,882
Second Floor	Office	471	5,065
Third Floor	Office	471	5,065
Fourth Floor	Office	471	5,065
Fifth Floor	Office	471	5,065
Sixth Floor (Roof)	Plant	—	—
Total		2,520	27,101

A full set of floor plans are available upon request.



Key

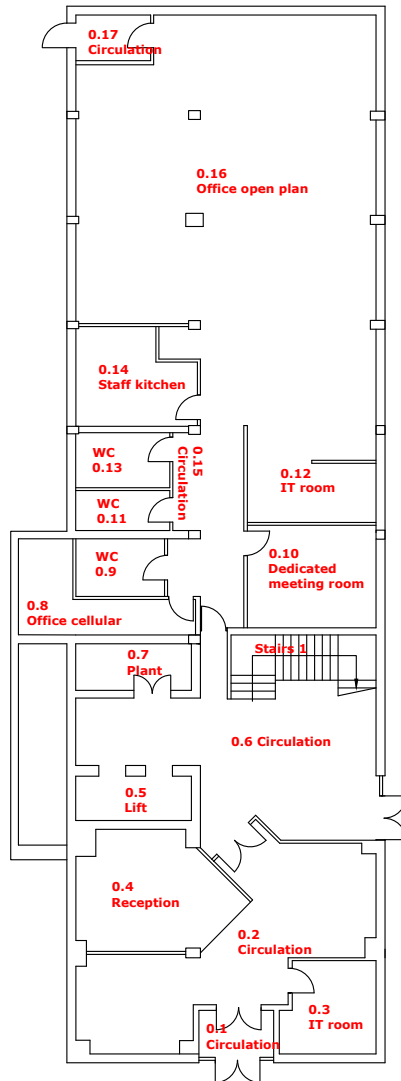
- | | |
|-----------------------------|-------------------------------|
| 1 Existing office building | 4 Surface car parking |
| 2 Main Pedestrian Entrance | 5 Rear car parking area |
| 3 Gated vehicular entrances | 6 External fire escape stairs |

GALLERY

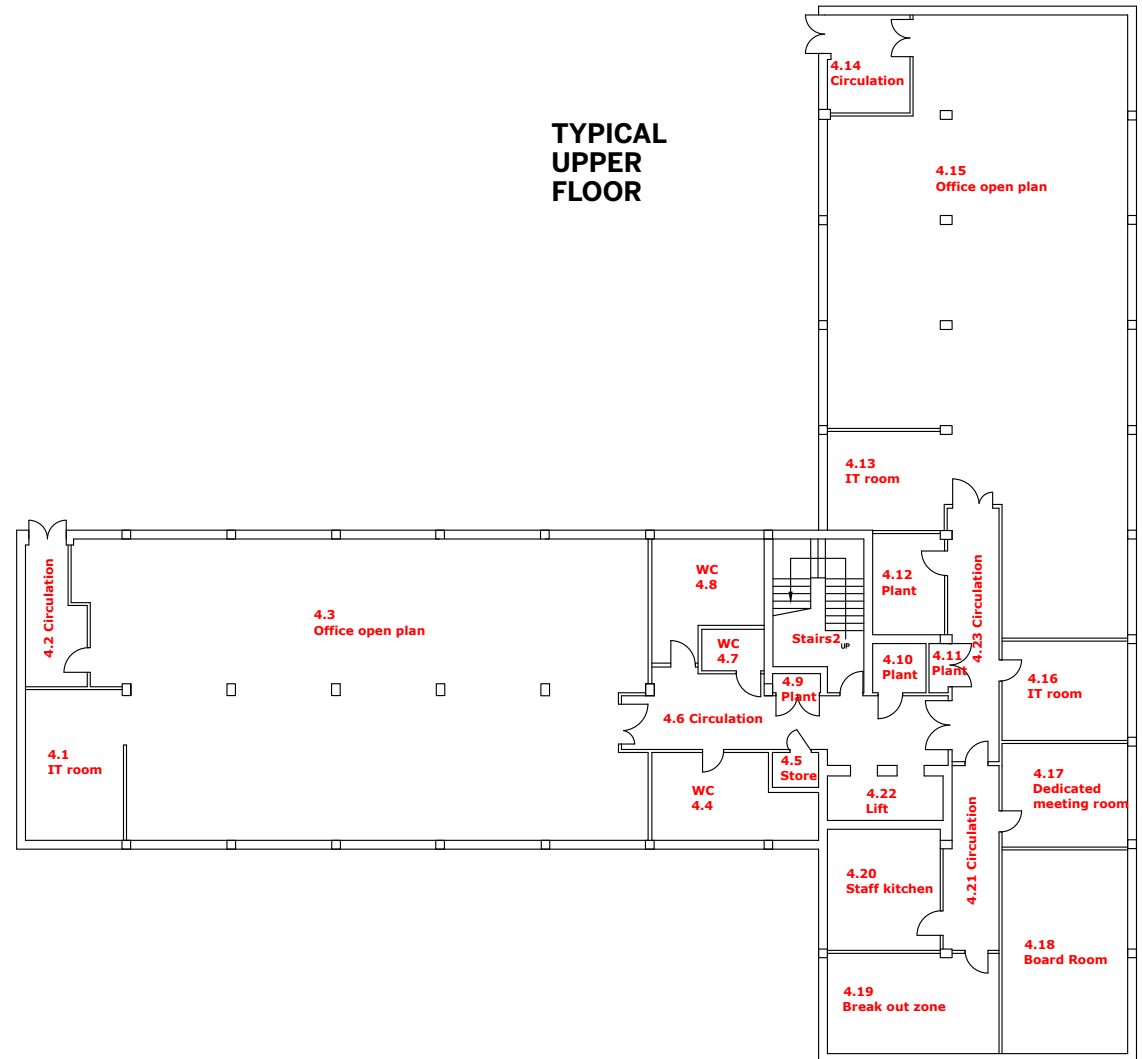


FLOOR PLANS

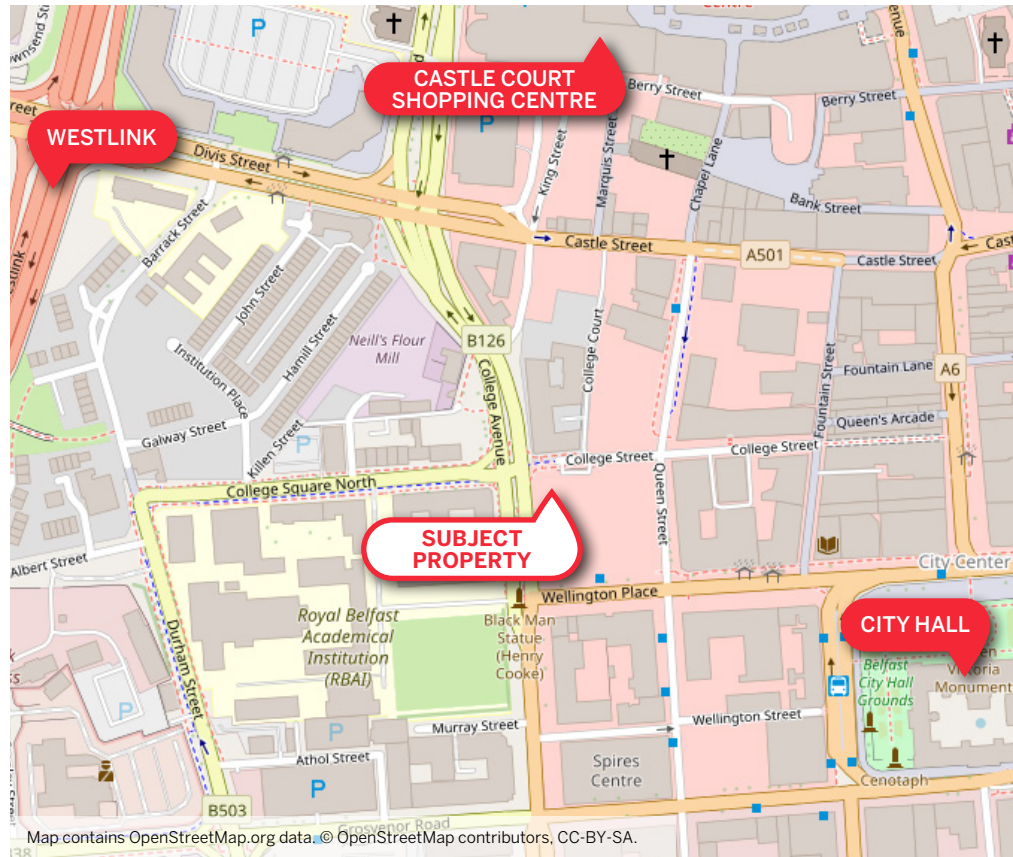
GROUND FLOOR



TYPICAL UPPER FLOOR



LOCATION



PROPOSAL

The property is being offered for sale by way of informal tender and we are instructed to seek offers in excess 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.

TITLE

The property will be sold as unregistered and purchasers should note that any subsequent registration with Land Registry would be with qualified Title.

VIEWINGS

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

VAT

We understand the property is not elected for VAT purposes.

RATEABLE VALUE

We understand from Land & Property Services the rates payable to be as follows:

Net Annual Value (NAV): £430,000
Rates Poundage 2025/26: £0.626592
Rates Payable: £269,434

EPC

The property has an energy efficiency rating of G182. 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	
101-125	E	
126-150	F	
>150	G	182 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/uksl/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 23613

Lisney

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For further information:

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Viewing strictly by appointment with the sole selling agent Lisney

The Directors of Lisney for themselves and for the vendors or lessors of 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.

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