

FOR SALE

3rd floor, Glengall Exchange, 3 Glengall St, Belfast, BT12 5AB

SALE AND LEASEBACK INVESTMENT OF CENTRALLY LOCATED OFFICE SUITE OF C. 2,708 SQFT

Lisney

COMMERCIAL REAL ESTATE

CASTLE COURT
SHOPPING CENTRE

VICTORIA SQUARE

CITY HALL

RBAI SCHOOL

SUBJECT
PROPERTY

EUROPA HOTEL

GRAND CENTRAL STATION



Lisney

COMMERCIAL REAL ESTATE

FEATURES

Just 300 metres from Belfast Grand Central Station

Prominent city centre location close to Europa Hotel, Grand Opera House and City Hall

Prime office suite of 2,708 sq ft

Let on a new 10 year lease to Relate NI Ltd

Open plan accommodation with 12 private offices, reception, kitchen and bathrooms

Benefits from windows on three elevations

LOCATION

Located in the centre of Belfast, the subject property is situated on Glengall Street, just off Great Victoria Street and between the Europa Hotel and the Grand Opera House.

Situated in the heart of Belfast, the location offers unparalleled access to the city's business, retail, and transport hubs.

Just 300 metres from Belfast Grand Central Station, this office space benefits from a truly strategic position in the city's core. As Northern Ireland's new flagship transport hub, Grand Central Station offers seamless connections via train and bus, ideal for commuters and travel throughout the country. The property is also ideally situated for access to the motorway networks via Grosvenor Road.

Neighbouring properties and businesses include the Grand Opera House, Europa Hotel, Puddleducks Day Nursery and The Crown Bar.

Current occupiers within the building include Coogan & Co Architects, Community Finance Ireland and Presbyterian Children's Society.

DESCRIPTION

Glengall Exchange is a modern, seven storey building located in the City Centre, overlooking the Europa Hotel.

The building benefits from a clean and modern lobby with glass doors and roller shutters to Glengall Street, with access control and an intercom on the door for security purposes. A passenger lift and stairwell provide access to the upper floors.

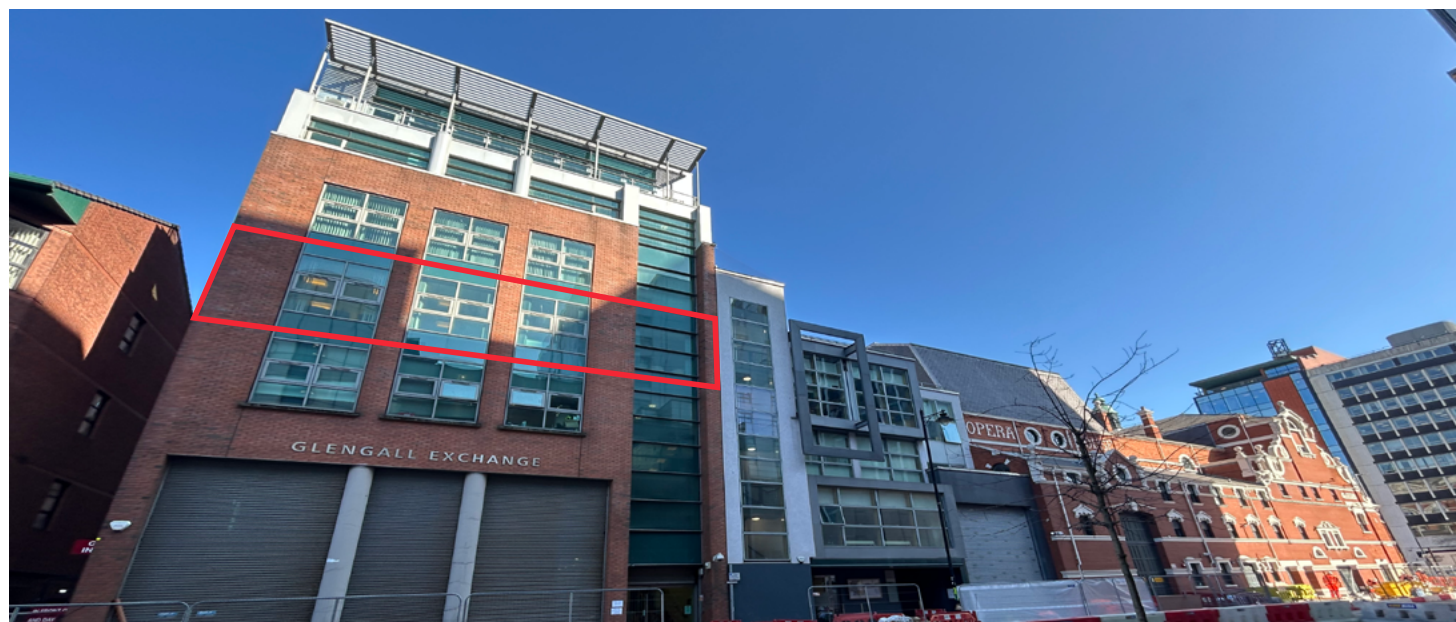
The third floor suite is occupied by Relate NI and they will be taking a new ten year lease with a break clause at year 5. The new lease will commence in line with the sale of the suite.

The suite is laid out with the following;

- Reception area
- Twelve consultation rooms
- Kitchen
- Store

The third floor accommodation is fitted to include:

- Carpeted Flooring
- Plaster painted walls
- Suspended Ceiling
- Fitted Kitchen
- Air Handling System



ACCOMMODATION

From measurements taken on site, we understand the Net Internal Area of the suite is as below:

Description	sqm	sqft
Fourth Floor	251.6	2,708
Total	251.6	2,708

TITLE

The suite is held on a Long Lease of 999 years from 1 November 2004.



Ground Floor Lobby



SERVICE CHARGE & INSURANCE

A service charge will be levied to cover external repairs, maintenance and management of common areas.

We have been advised that the Service Charge for 2025/2026 is circa £7,622 per annum.

Tenant to reimburse the Landlord in respect with a fair proportion of the insurance premium.

RATES PAYABLE

The rates for the 3rd floor and 4th floor are currently combined. We estimate the Rates for the 3rd floor suite to be as below;

NAV:	£33,388
Rates Poundage 2025/26:	£0.626592
Approximate Rates Payable:	£20,921 per annum



Third Floor Office



Third Floor Hallway



Third Floor Kitchen

LEASE DETAILS

Tenant: Relate NI Ltd

Term: 10 years – Term commencement to run in line with sale completion.

Rent: £38,000 per annum exclusive (£14 per sqft.)

Break Clause: Tenant has an option to terminate at the expiry of the fifth year, subject to 6 months prior written notice.

REPAIRS

Tenant responsible for internal repairs

SERVICE CHARGE & INSURANCE

Tenant responsible for due proportion of service charge and insurance for the suite.

We have been advised that the Service Charge for 2025/2026 is circa £7,622 per annum.

TENANT DETAILS

Relate NI is a regional charity and has been supporting families and communities across Northern Ireland for 78 years. It enjoys a strong brand as the go-to organisation for supporting couples, families, children and young people with counselling and support services.

Relate NI operates hubs in Glengall Street, Belfast and Goban Street, Portadown. It also works in various settings including schools, prisons and community venues.

It takes referrals from social services, GPs, community and voluntary partner organisations and is open to self-referrals from members of the public.

Charity Number: 102102
Registered in June 2016

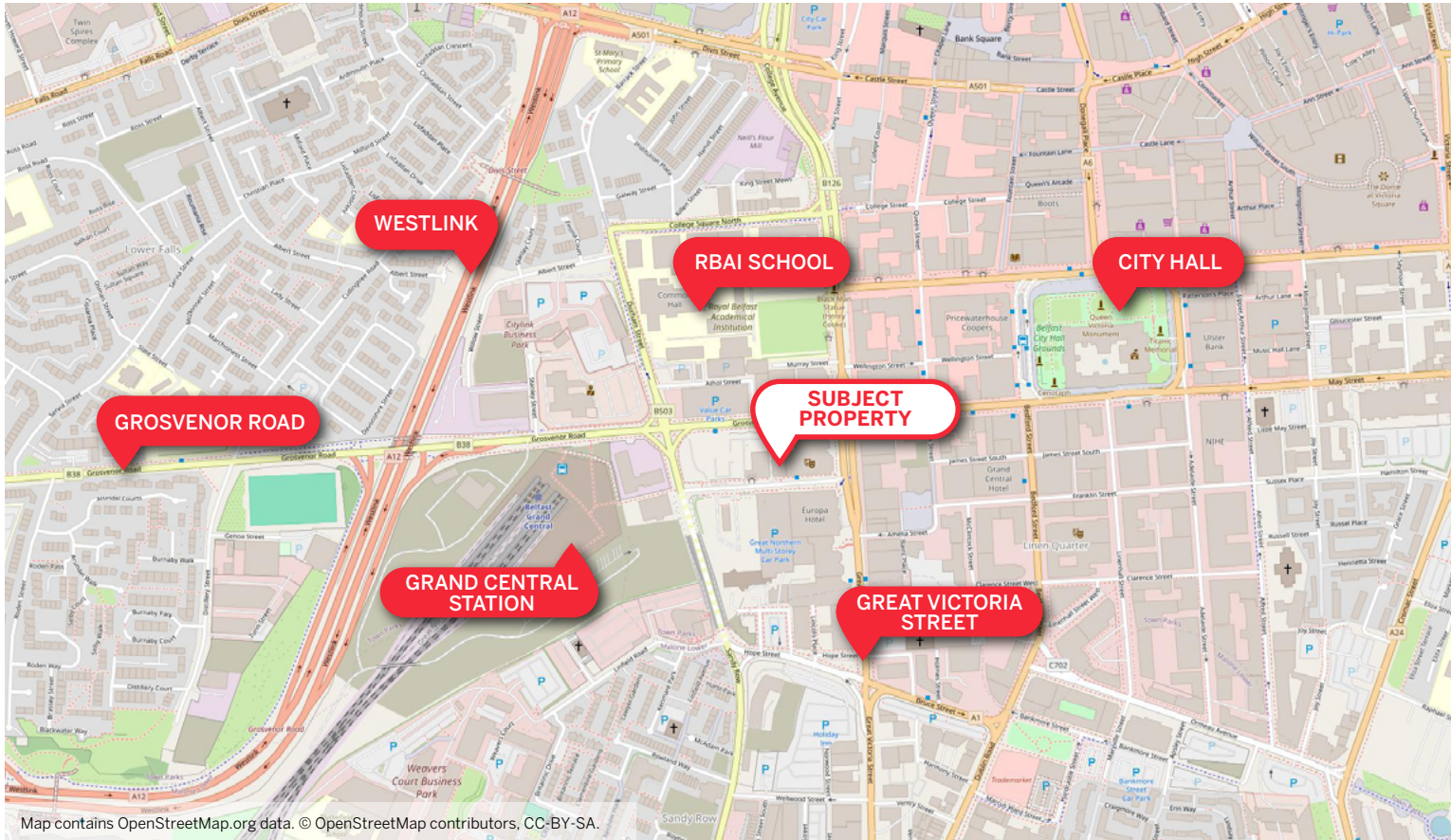


Third Floor Office



Third Floor Office Space

LOCATION



SALE PRICE

Offers over £450,000 exclusive, reflecting a Net Initial Yield of 8.09% assuming purchaser's costs of 4.4%.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT. Further information is available at www.lisney.com

STAMP DUTY

Stamp duty will be the liability of the purchaser.

EPC

The EPC rating is C75. 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	C 75
76-100	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/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.

REF 24539

Lisney
COMMERCIAL REAL ESTATE

For further information:

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Viewing strictly by appointment with the sole letting agent Lisney

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