

FOR SALE

Donaldson & Lyttle Building, 68-72 Great Victoria Street, Belfast BT2 7SL

**REFURBISHMENT / REDEVELOPMENT OPPORTUNITY WITH INVESTMENT INCOME
AND FULL PLANNING PERMISSION FOR 28 APARTMENTS**

Lisney

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Landmark city centre building on corner of Great Victoria Street and Bruce Street

Full Planning Permission granted in 2023 for 28 apartments

Current income of £148,876 per annum

Floor area of c. 23,903 sqft

Adjoining off-street car park with approximately 7 parking spaces included

LOCATION

Situated at the junction of Great Victoria Street and Bruce Street, the building occupies a prime city-centre position in one of Belfast's most connected and fast-evolving districts.

Adjacent to the new Belfast Grand Central Station, the city's landmark transport hub, the location benefits from exceptional regional and cross-border connectivity, with direct rail services across Northern Ireland and onward connections to Dublin. Extensive local and regional bus services are also on the doorstep, providing seamless access throughout the city and beyond.

The surrounding area is mixed use in character and is rich in culture, commerce and convenience, with the Grand Opera House, Belfast City Hall, Victoria Square Shopping Centre, and the Linen Quarter all within a short walk.

Belfast's main business districts, universities, shopping destinations, restaurants, and nightlife are easily accessible on foot, while excellent transport links ensure swift travel to the motorway network and both Belfast City Airport and Belfast International Airport.



DESCRIPTION

The subject property comprises a five storey, period building of traditional slate and red brick construction. We note the building is not listed.

The building stands on a prominent site bounded by Great Victoria Street, Bruce Street and Little Victoria Street.

Internally, exposed red brickwork and antique steel beams have been retained throughout the building, creating an attractive 'loft style' aesthetic.

The building benefits from an adjoining off street car park with approximately 7 parking spaces.

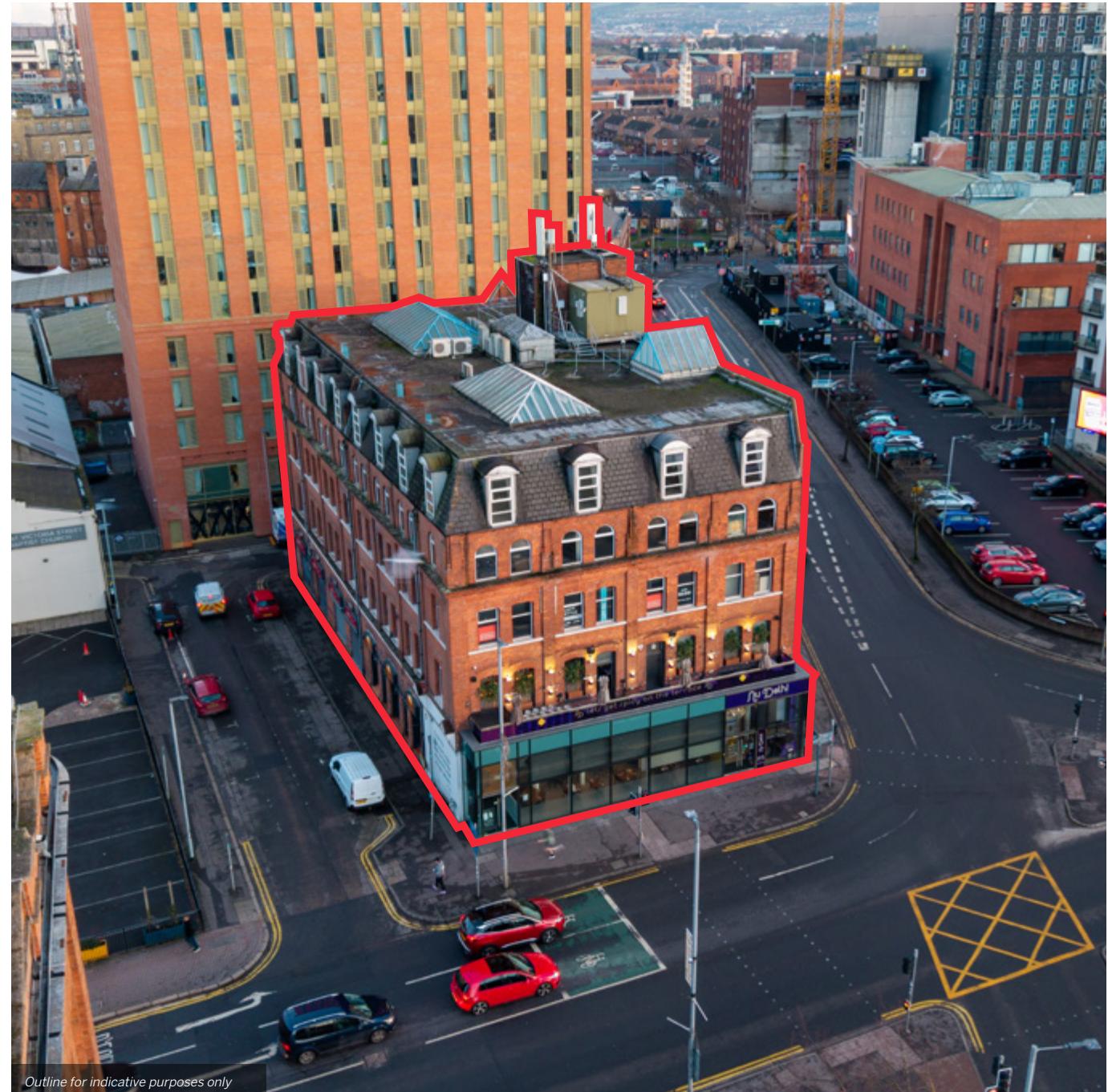
Ground floor

The entirety of the ground floor is fully occupied by 5 tenants including Ginger Bistro, Hope Street Restaurant, HBTK Hair, Zach's Barbers and the ground floor entrance to Nu Delhi.

The lobby to the upper floors is accessed via an entrance on Bruce Street.

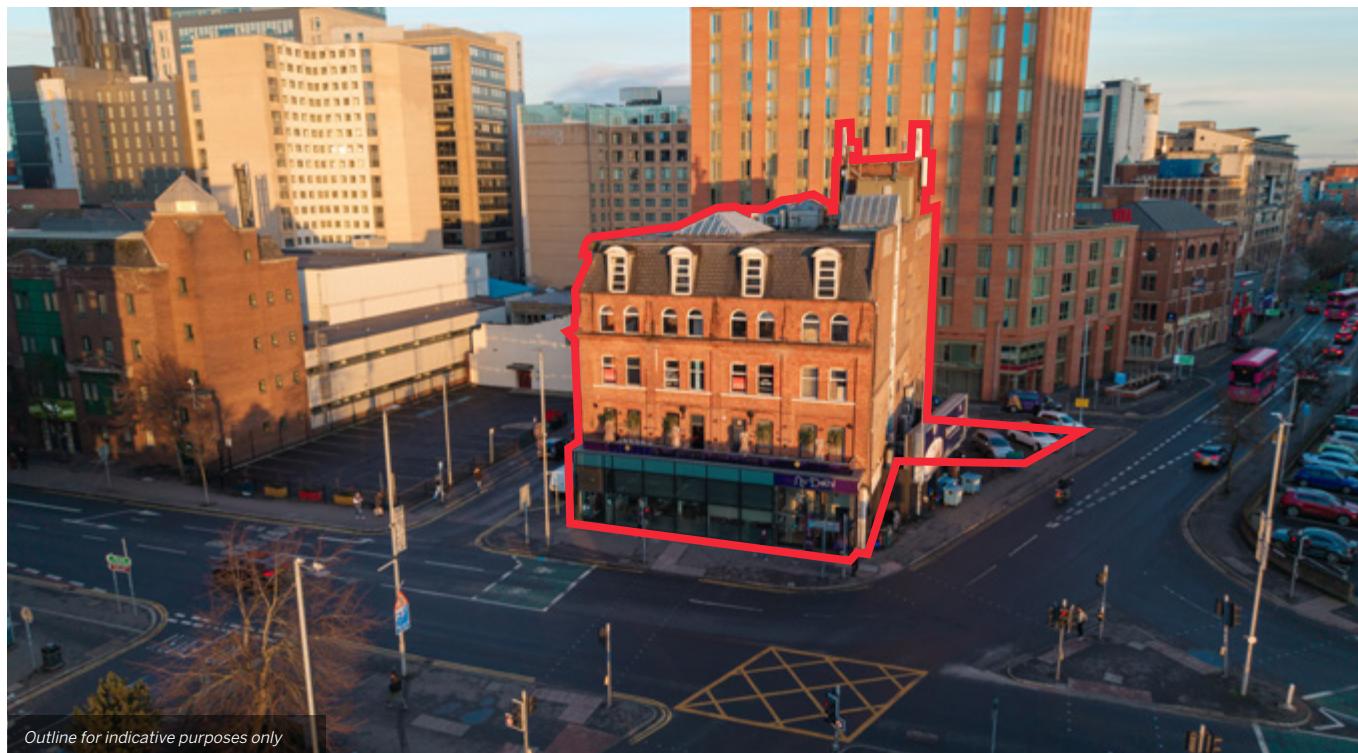
The building is served by two passenger lifts and by three internal stairwells; the main central stairwell to the upper floors and two fire escape stairwells at each end of the property.

WC's are provided on each floor level.





Outline for indicative purposes only



Outline for indicative purposes only

First floor

The first floor is fully occupied and split between two tenants, Nu Delhi Restaurant and an office suite occupied by CO3.

Second floor

The second floor is currently vacant and comprises a largely open plan office suite.

Third floor

The third floor is currently occupied by Ten Foundations Charity on a Tenancy at Will.

The floor comprises a largely open plan office suite.

Fourth floor

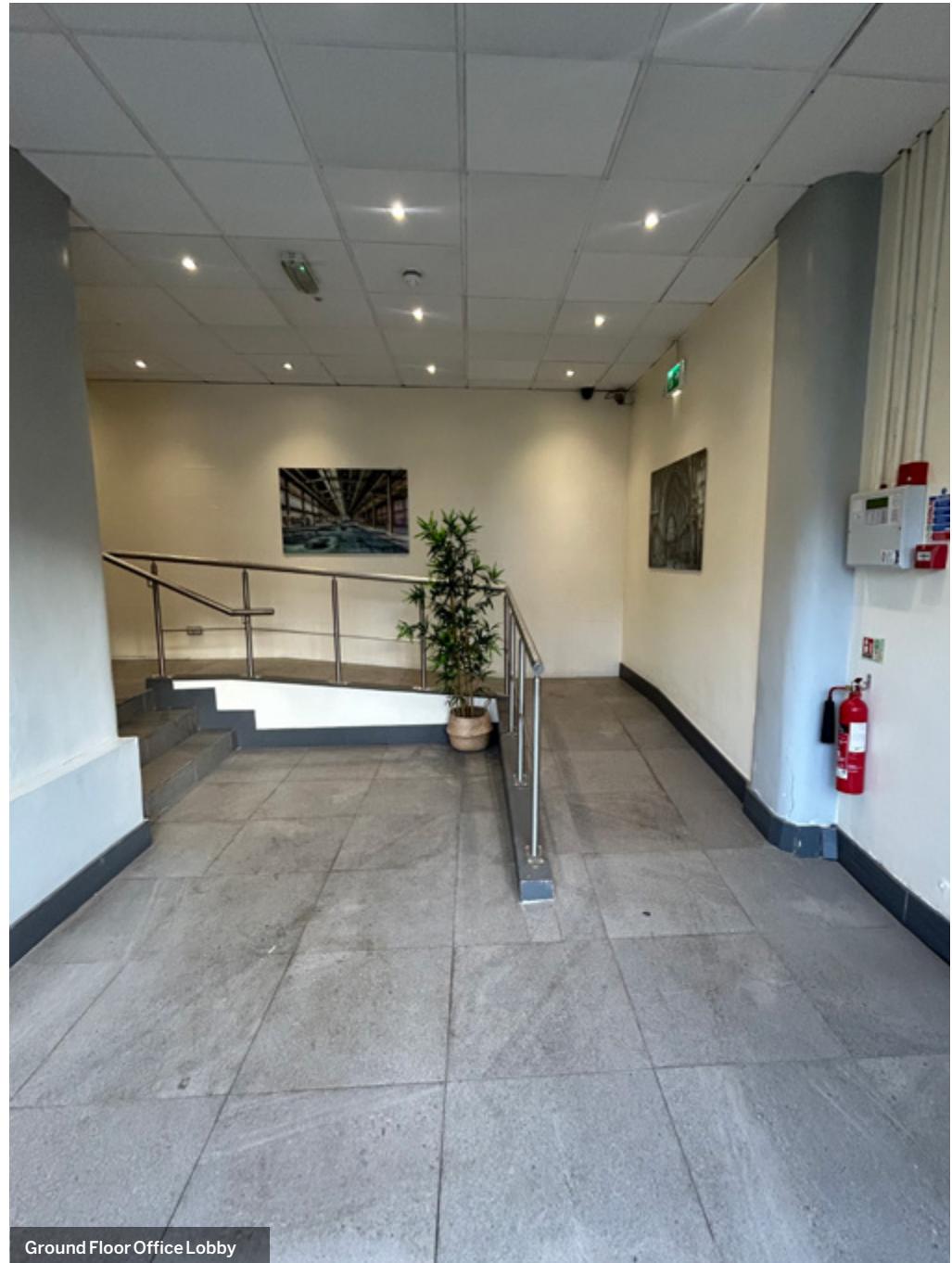
The fourth floor is currently vacant and comprises an open plan office suite.

Roof

Part of the rooftop is occupied by a telecoms mast with a comms room.



Fourth Floor



TENANCY SCHEDULE

Description	Total Area (sqft)	Tenant	Lease Details			Rent (per annum)	Service Charge (per annum)	NAV (Rate in the £) £0.6265952
			Commencement	Expiry	Break			
Ground Floor								
Unit 1	376	HBTK Hair	01/02/2017	31/01/2027	—	£7,000.00	£144.74	£4,750.00
Unit 1A	376	Zach's Barbers	01/07/2017	30/06/2022	—	£6,000.00	£144.74	£5,500.00
Unit 2	1,097	Hope Street	01/07/2016	30/06/2026	—	£17,250.00	£420.97	£14,600.00
Units 6, 7 & 8	2,782	Ginger	01/03/2027	29/02/2032	—	£44,000.00	£1,068.03	£36,700.00
Ground & First								
Part 1st Floor	2,875	Nu Delhi	21/08/2018	01/02/2038	—	£42,000.00	£3,064.05	£33,600.00
First								
Part 1st Floor	1,844	CO3 Chief Officers Third Sector	16/09/2019	01/02/2029	15/09/2026	£24,894.00	£1,965.22	£15,200.00
Second								
2nd Floor	4,916	Vacant	—	—	—	—	£4,822.21	£44,400.00
Third								
3rd Floor	5,014	Ten Foundations Charity	01/04/2019	Rolling	—	£1.00	£5,799.79	£45,400.00
Fourth								
4th Floor	4,623	Vacant	—	—	—	—	£5,670.24	£43,600.00
Roof								
Mobile Phone Mast	—	Vodafone Limited	05/04/2001	04/04/2016	—	£7,732.43	—	£8,850.00
Total	23,903					£148,876.43		

PLANNING

Reference

LA04/2020/2199/F

Description

Proposed change of use of part first floor, complete second, third and fourth floors from offices to 26 No. residential apartments, including new window openings and balconies, provision of 2 No. new apartments on the existing roof, provision of ground floor extension for bin store and associated works (28 No. apartments total) (Amended site boundary).

Granted

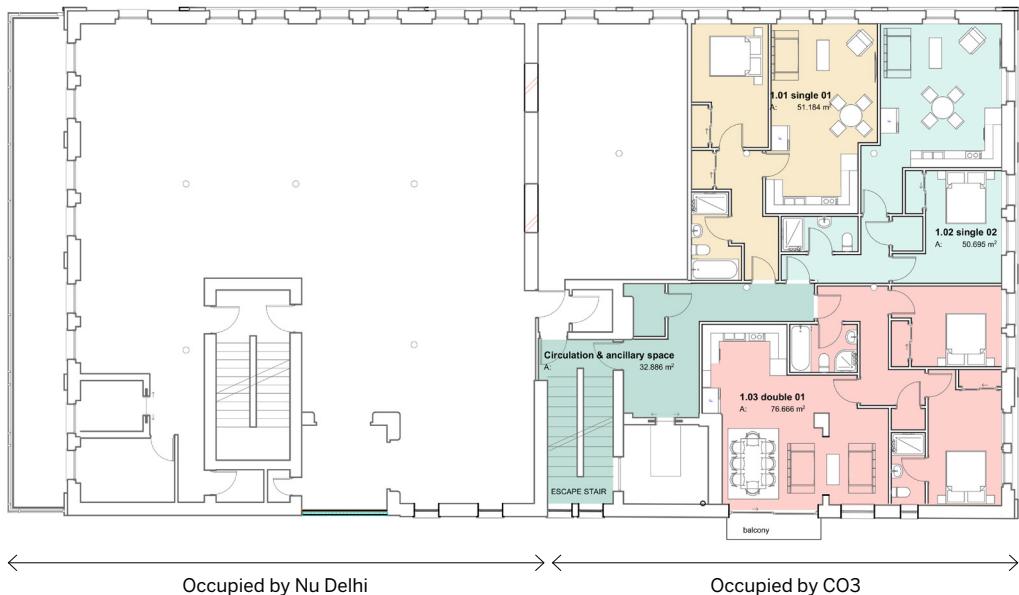
10 February 2023

Please Note

*The first floor is currently fully occupied by Nu Delhi (depicted by white space on adjacent plan) and CO3 (on coloured side of adjacent plan).

**The fifth floor is approved for new residential development as an extension to the existing building.

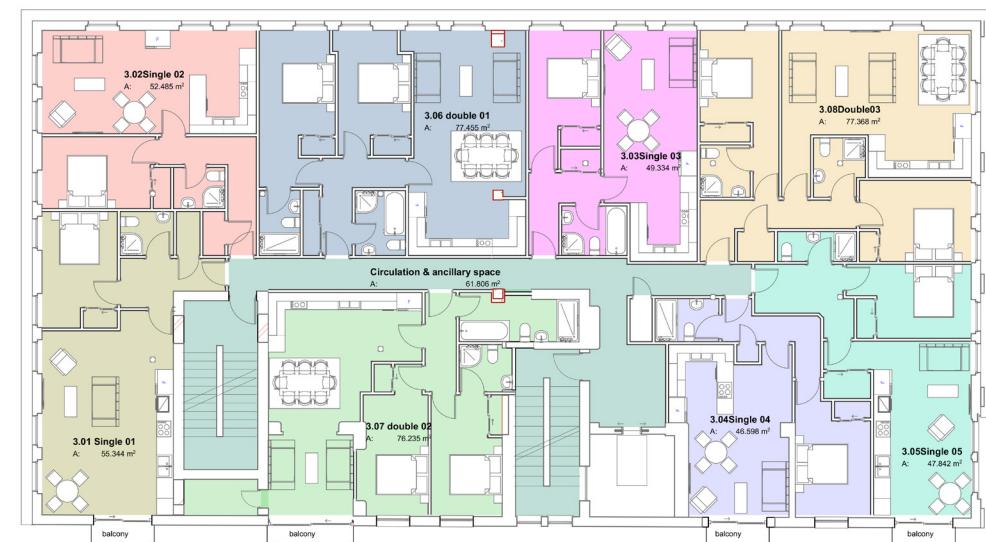
APPROVED FIRST FLOOR



APPROVED SECOND FLOOR

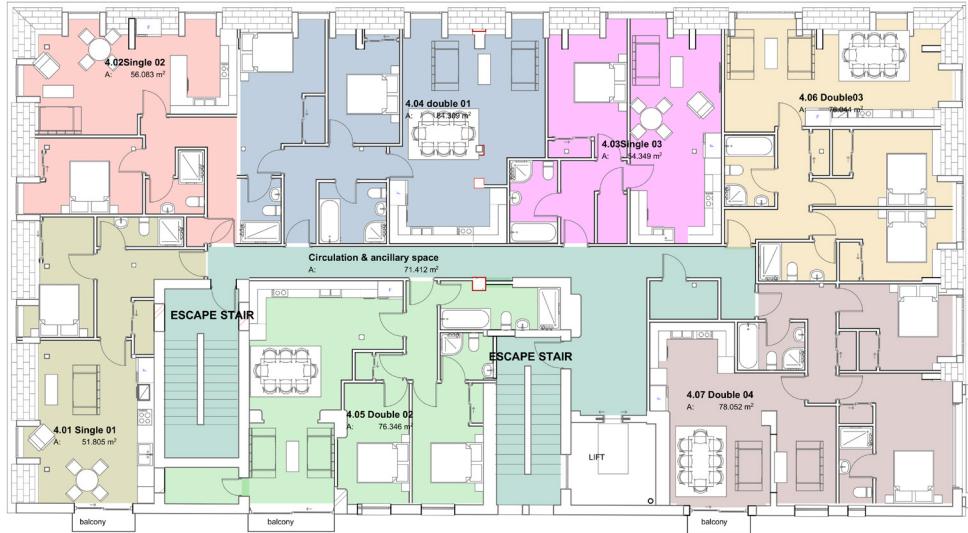


APPROVED THIRD FLOOR

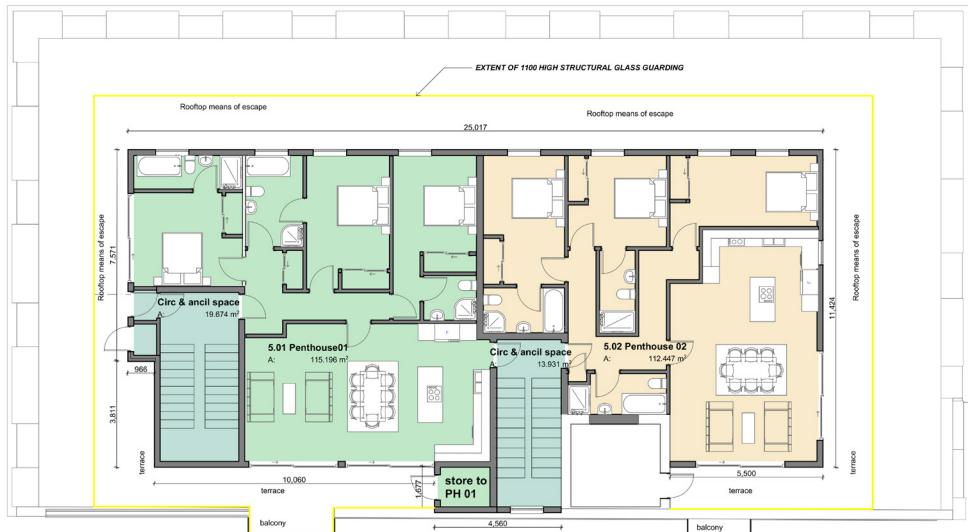


PLANNING

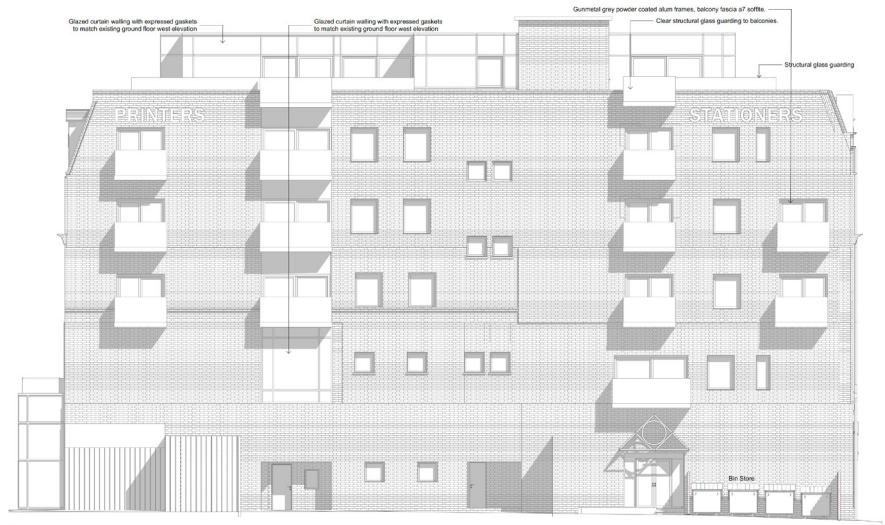
APPROVED FOURTH FLOOR



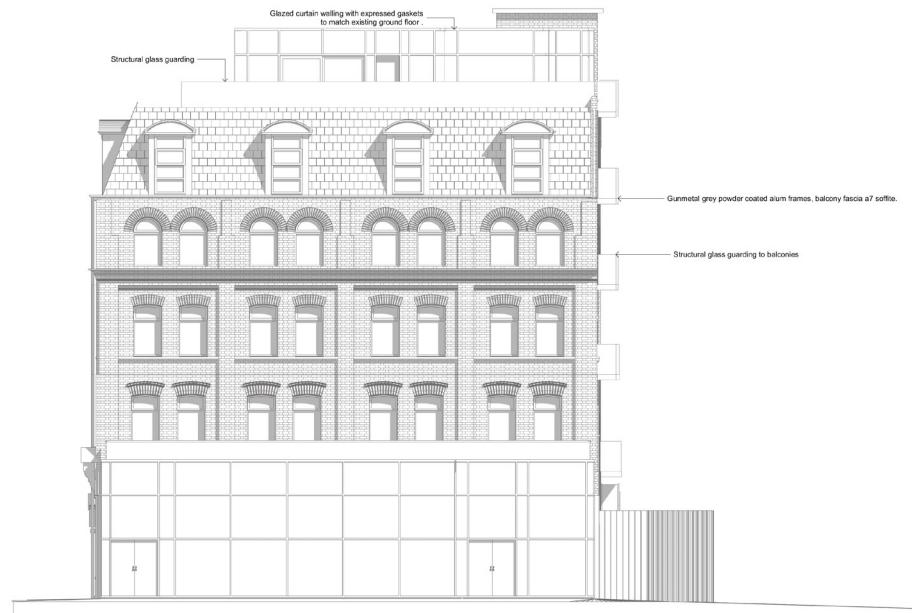
APPROVED FIFTH FLOOR



APPROVED GREAT VICTORIA STREET ELEVATIONS



APPROVED BRUCE STREET ELEVATIONS



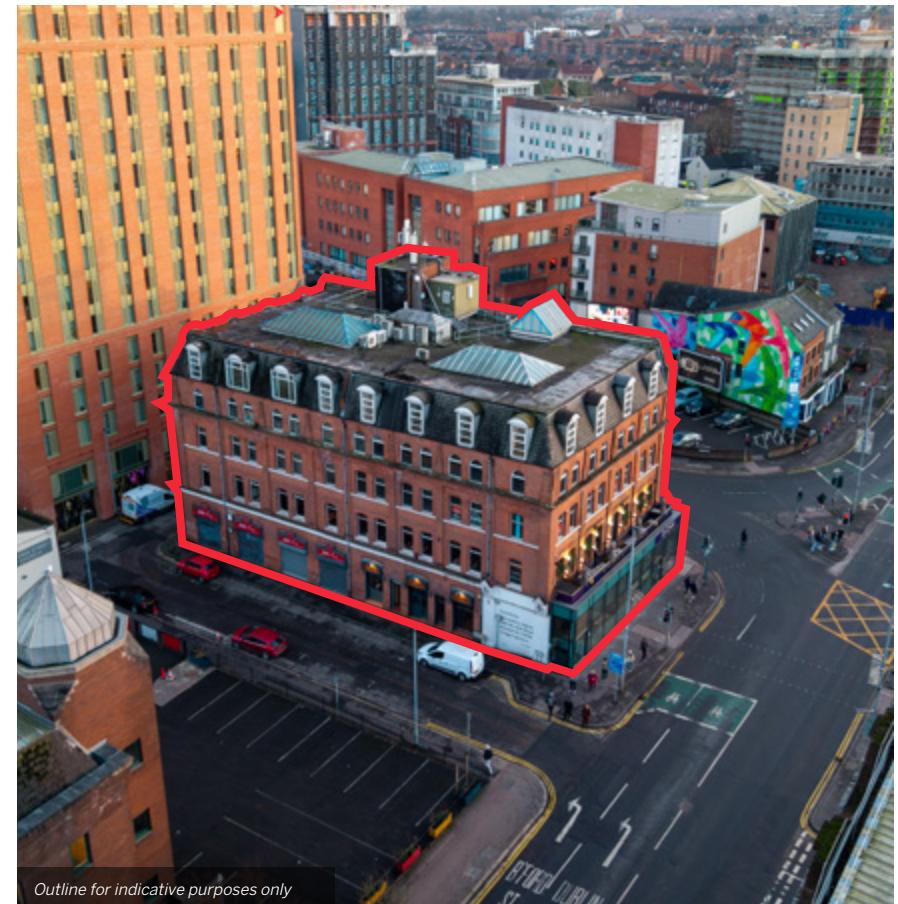
PLANNING

SCHEDULE OF AREAS FOR APPROVED PLANNING

Apartment Number	Beds	Size (sqm)	Size (sqft)
First Floor			
1.01	1	51.18	551
1.02	1	50.71	546
1.03	2	76.67	825
Second Floor			
2.01	1	53.40	575
2.02	1	50.60	565
2.03	1	48.59	531
2.04	1	47.98	516
2.05	1	47.76	514
2.06	2	76.29	821
2.07	2	75.12	809
2.08	2	75.13	809
Third Floor			
3.01	1	55.34	596
3.02	1	52.49	565
3.03	1	49.33	531
3.04	1	46.60	502
3.05	1	47.84	515
3.06	2	77.46	834
3.07	2	76.24	821
3.08	2	77.37	833
Fourth Floor			
4.01	1	51.80	558
4.04	1	55.22	594
4.03	1	54.35	585
4.04	2	84.31	908
4.05	2	76.24	821
4.06	2	76.04	818
4.07	2	77.71	836
Fifth Floor			
5.01	Penthouse 1	114.67	1234
5.02	Penthouse 2	112.47	1211
Total	28 apartments	1,838.90	20,006



GALLERY

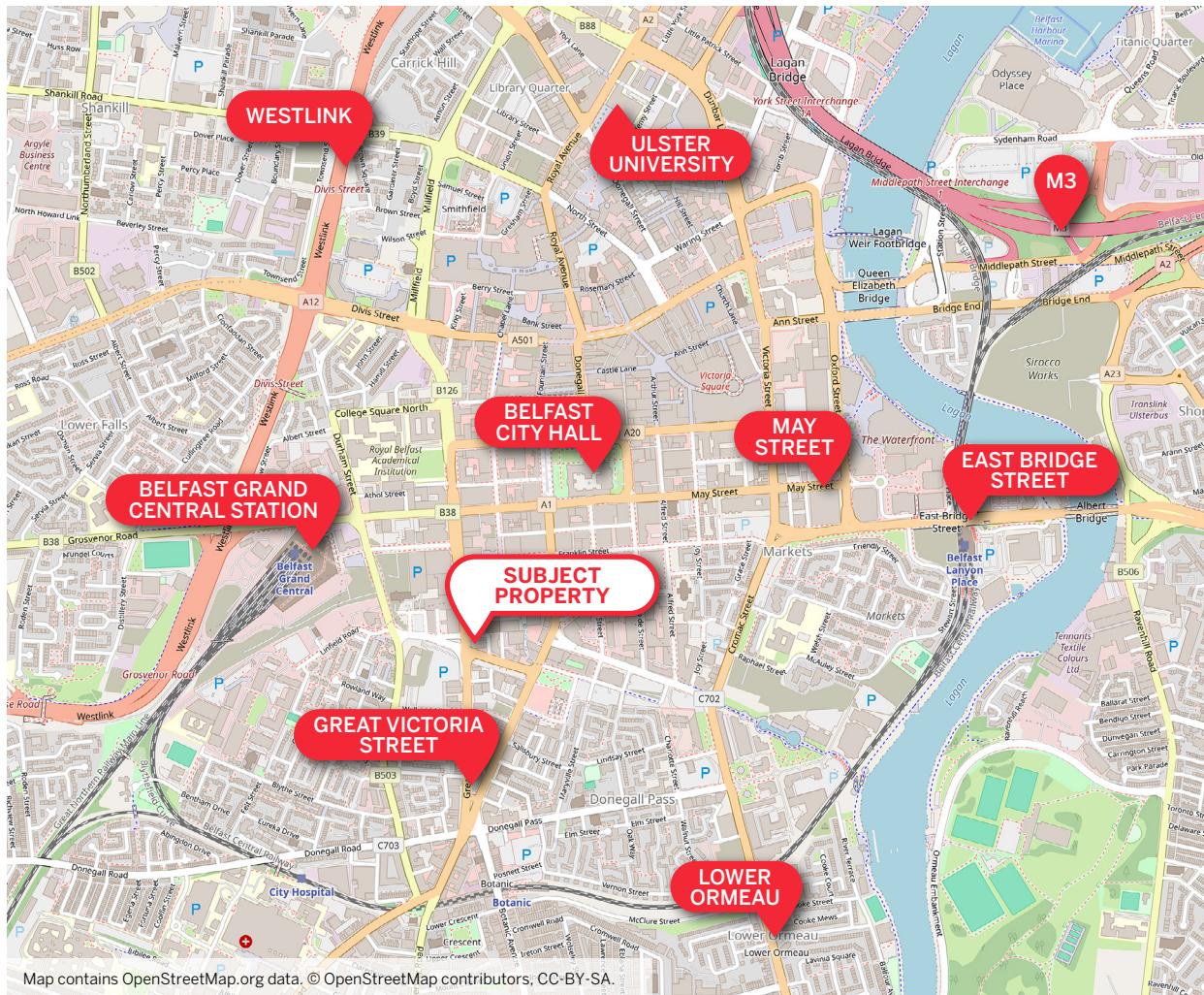


ENERGY PERFORMANCE CERTIFICATE

The property's Energy Efficiency Rating is 101E. Please note that 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	101 E

LOCATION



TITLE

The car park is held on a freehold basis.

The building is held on a Long Lease dated 2 April 1903 for a term of 10,000 years from 1 February 1903. A ground rent of £225 per annum is payable.

FURTHER INFORMATION

Further information to include floor plans, planning permission plans and elevations, service charge and EPCs will be made available to genuinely interested parties, upon signing an NDA.

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.

FIXED CHARGE RECEIVER

We are appointed to market and dispose of the property on behalf of Fixed Charge Receivers. As such no liability / warranties can be provided to an incoming purchaser.

PRICE

Offers in the region of £2.5 million exclusive.

VAT

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

REF 25137

Lisney

COMMERCIAL REAL ESTATE

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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