

Blackstaff Chambers, 2 Amelia Street, Belfast, BT2 7GS

For Sale

Excellent office refurbishment opportunity totalling approximately 14,515 sq ft



**Lambert
Smith
Hampton**

Location

Belfast is the capital of Northern Ireland and the commercial centre for a population in the region of 500,000 persons. The subject property is located in the heart of Belfast's central business district, ideally suited for occupiers seeking a high profile business address in the city centre. As well as being easily accessible via the M1 and M2 motorway networks The Europa Bus Centre, the city's largest public transport hub is a minute walk away. The property is within walking distance from Belfast City Hall and benefits from an abundance of nearby amenities to include shops, cafes and hotels including the neighbouring Maldron Hotel, The Crown Bar and Starbucks.

Description

The subject property is spread across five floors each accessible by an 8 person lift with male/female and disabled WC and kitchen facilities on each floor. The upper floors are laid out largely open plan, with a number of cellular offices around the perimeter of each floor. The accommodation represents an excellent refurbishment opportunity and is finished to include plastered and painted walls, suspended ceilings, fluorescent recessed strip lighting, carpeted floors and Economy 7 Heating.

Schedule of Accommodation

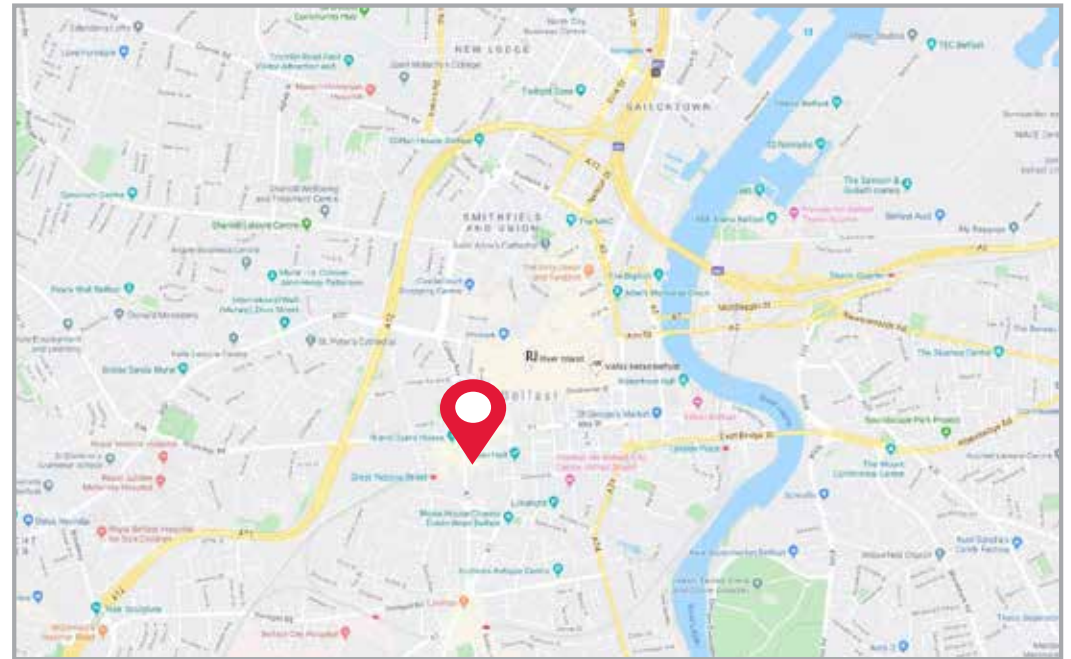
Floor	Sq Ft	Sq M
Ground Floor	3,000	278.7
First Floor	2,900	269.4
Second Floor	2,865	266.1
Third Floor	2,900	269.4
Fourth Floor	2,850	264.7
Total	14,515	1,348.3

Planning

Planning permission was granted in February 2019 and June 2019 in relation to interior and exterior refurbishment respectively.

Planning Refs: LA04/2019/1323/DCA & LA04/2019/0473/F

For further details including plans, please contact the agent.



For Indicative Purposes Only





Ground Floor



First Floor



Second Floor



Third Floor



Fourth Floor



External CGI

Price

Offers are invited in the region of £1,700,000 (One Million, Seven Hundred Thousand Pounds Sterling) exclusive.

Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value: - £115,500

Rate in £ 19/20: - £0.6141

Rates Payable if Applicable: - £70,621.50

Energy Performance Certificate

The property benefits from an EPC rating of D93 and the Energy Performance Certificate is available upon request.

Value Added Tax

The subject premises is elected for VAT, therefore VAT will be payable in addition to the rent.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert
Smith
Hampton**

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