

FOR SALE – DUKES AT QUEENS

65-67 University Street, Belfast, BT7 1FY

CBRE NI

PART OF THE AFFILIATE NETWORK



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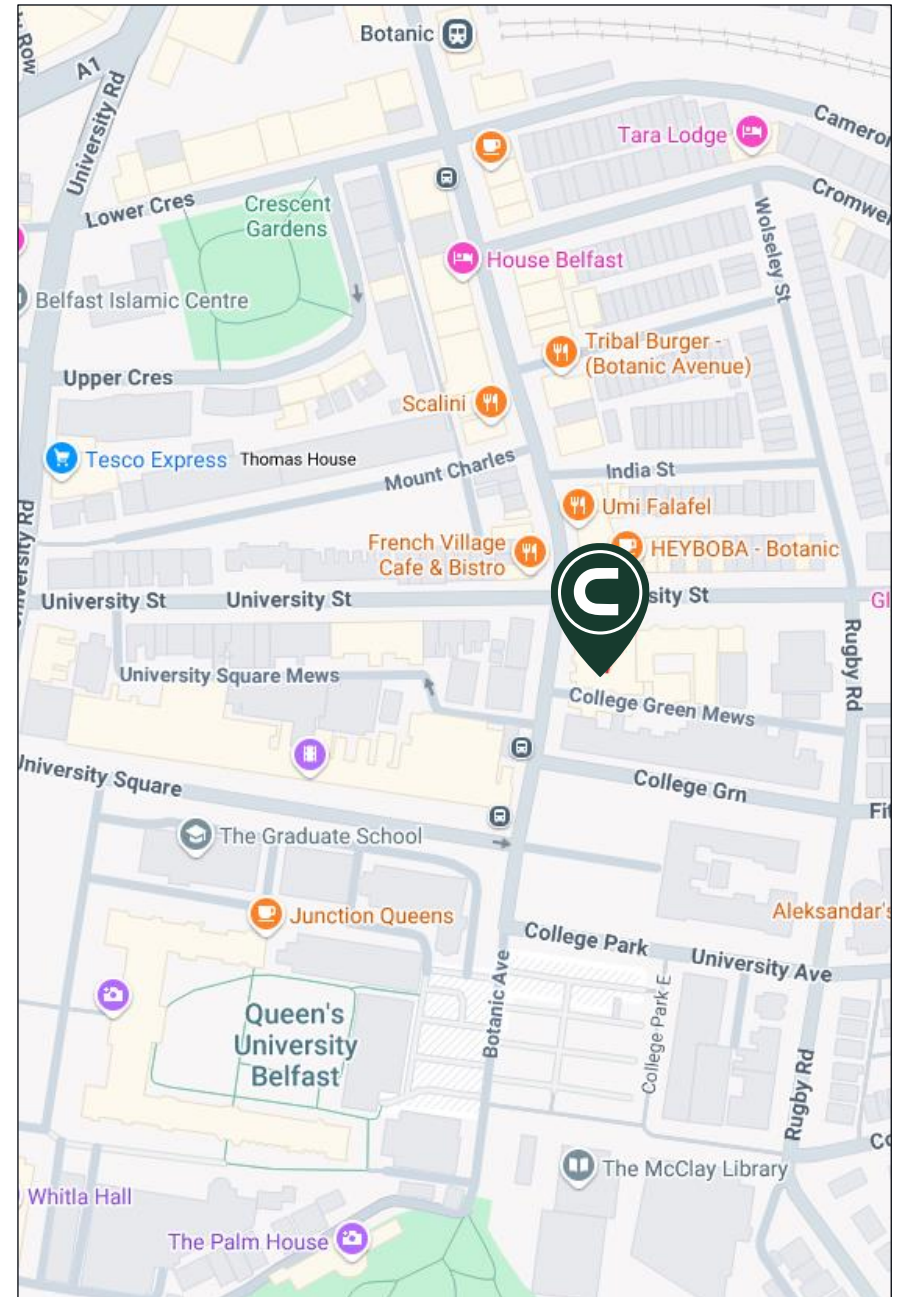
Key Benefits

- Boutique hotel located in Queens Quarter
- 32 en-suite bedrooms
- Includes Bar and Restaurant

Location

Dukes at Queens is located in the heart of the city's Queens University area. Belfast is the capital city and retail centre of Northern Ireland with a catchment population of approximately 1 million people within a 30 minute drive. Belfast has excellent communication networks, the M2 motorway provides access to the north towards Antrim and Londonderry. The M1 motorway provides access to the south and west of the province towards Lisburn and Dublin.

The hotel occupies a prominent location on the corner of University Street and Botanic Avenue, situated a few minutes' walk from Belfast's famed Queens University and Botanic Gardens in the heart of the university area, close to a number of restaurants, businesses and Stranmillis College is also a short distance away.



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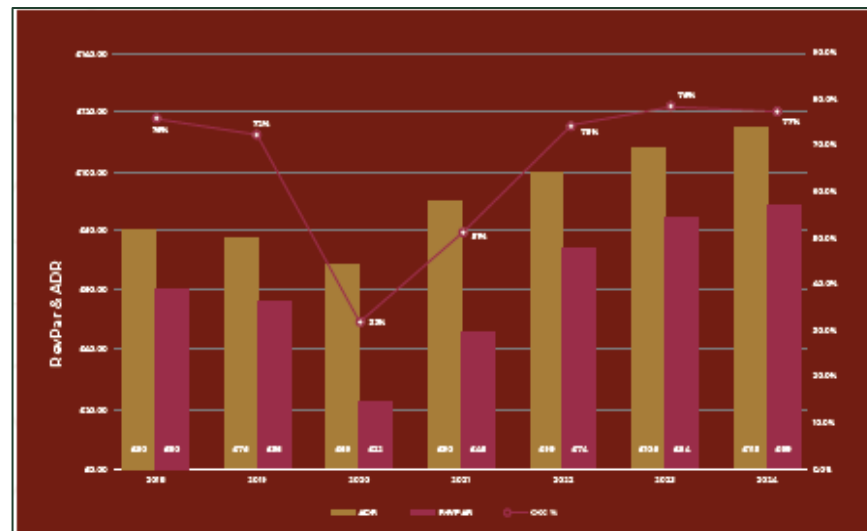
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Belfast Hotel Market

Belfast has a total of 51 hotels providing 5,237 bedrooms, which represents around half of the total bedroom stock in Northern Ireland.

The 4-star segment provides for approximately 47%, followed by the budget segment at 28%, 5 star at 10% and 3 star at 9%. The extended stay segment accounts for just 7%.

The Belfast hotel market has been extremely robust over the past 2.5 years, as illustrated in the graph below. For YE 2024, Revenue per Available Room is 5.4% higher than that achieved in 2023 supported by record high Average Daily Rates of £115.04 and occupancy of 77.4% (source: STR).



Destination Belfast

From Titanic heritage to Games of Thrones territory, music festivals through to wall art, there's plenty going on for such a compact city.

A colourful and dynamic port city with a troubled past, Belfast is a vibrant cultural hub packed with lively pubs, an eclectic food scene, iconic buildings, boutique shopping and a myriad of immersive experiences. Belfast has also been officially named the world's best conference destination for a third year at the 2023 Conference & Incentive Travel (C&IT) awards in London, securing a record-breaking position that underlines the city's strengths as a major international draw for business delegates and event organisers. According to Visit Belfast in 2022 it was estimated that c. 30,000 delegates attended conferences in Belfast.

ICC Belfast, Northern Ireland's only purpose-built international convention centre, was also a winner in the 'Best Venue – UK' category, the shortlist which featured London's ExCel and ICC Birmingham. A joint study by Ulster University and Dublin City University revealed that more than 1.3m cross-border visits were made to Northern Ireland in 2023, compared with almost 400,000 in 2013, a significant increase of 225%.



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Description

The hotel comprises of 32 en-suite bedrooms, ground floor comprise of a bar and restaurant with conference/banqueting suite.

Each of the 32 bedrooms are finished to a high standard to include Vileroy and Bosch bathroom suites with granite worktops, heated towel rails, anti mist mirrors, walk in drench showers and/or a sumptuous bath.

The hotel is currently vacant.

Title

Assumed Freehold or Long Leasehold subject to a nominal ground rent.

Price

We are asking for offers in excess of £3,000,000, exclusive.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value for the ground floor office is £44,400. The rate in the £ for 2025/26 is £0.656932 therefore the estimated rates payable for 2025/26 is £29,167.78.

VAT

All prices are quoted exclusive of VAT, which may be payable.

AML

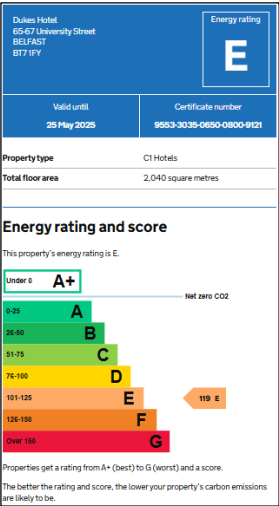
CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

Accommodation

Ground Floor	661 Sq M	7,115 Sq Ft
Mezzanine	135 Sq M	1,453 Sq Ft
1 st Floor	611 Sq M	6,577 Sq Ft
2 nd Floor	611 Sq M	6,577 Sq Ft
Total	2,018 Sq M	21,762 Sq Ft

EPC

The building has been rated as E-119 under EPC regulations.
A copy of the EPC Certificate is available adjacent and can be made available on request.

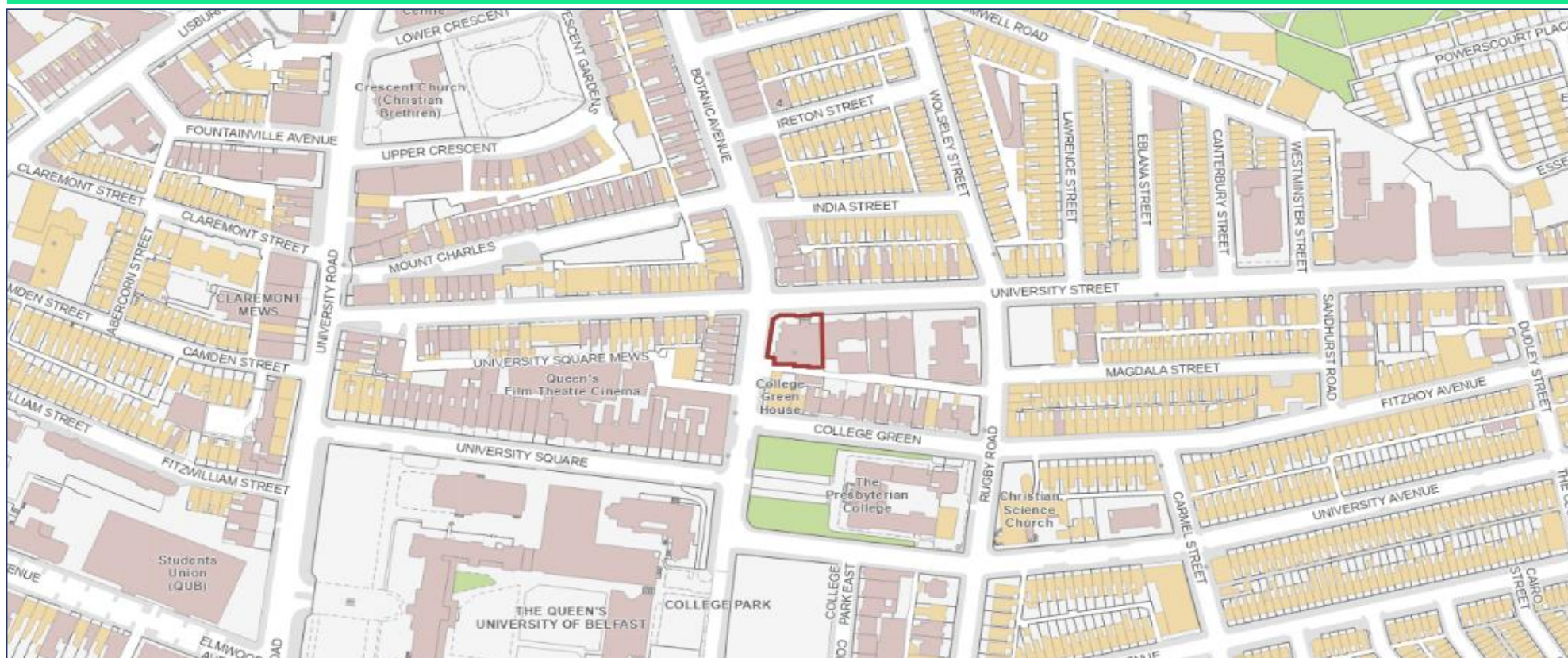


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