

FOR SALE – OFFICE BUILDING

SINCLAIR HOUSE, 23 BEDFORD STREET

Belfast
BT2 7EJ



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KEY BENEFITS

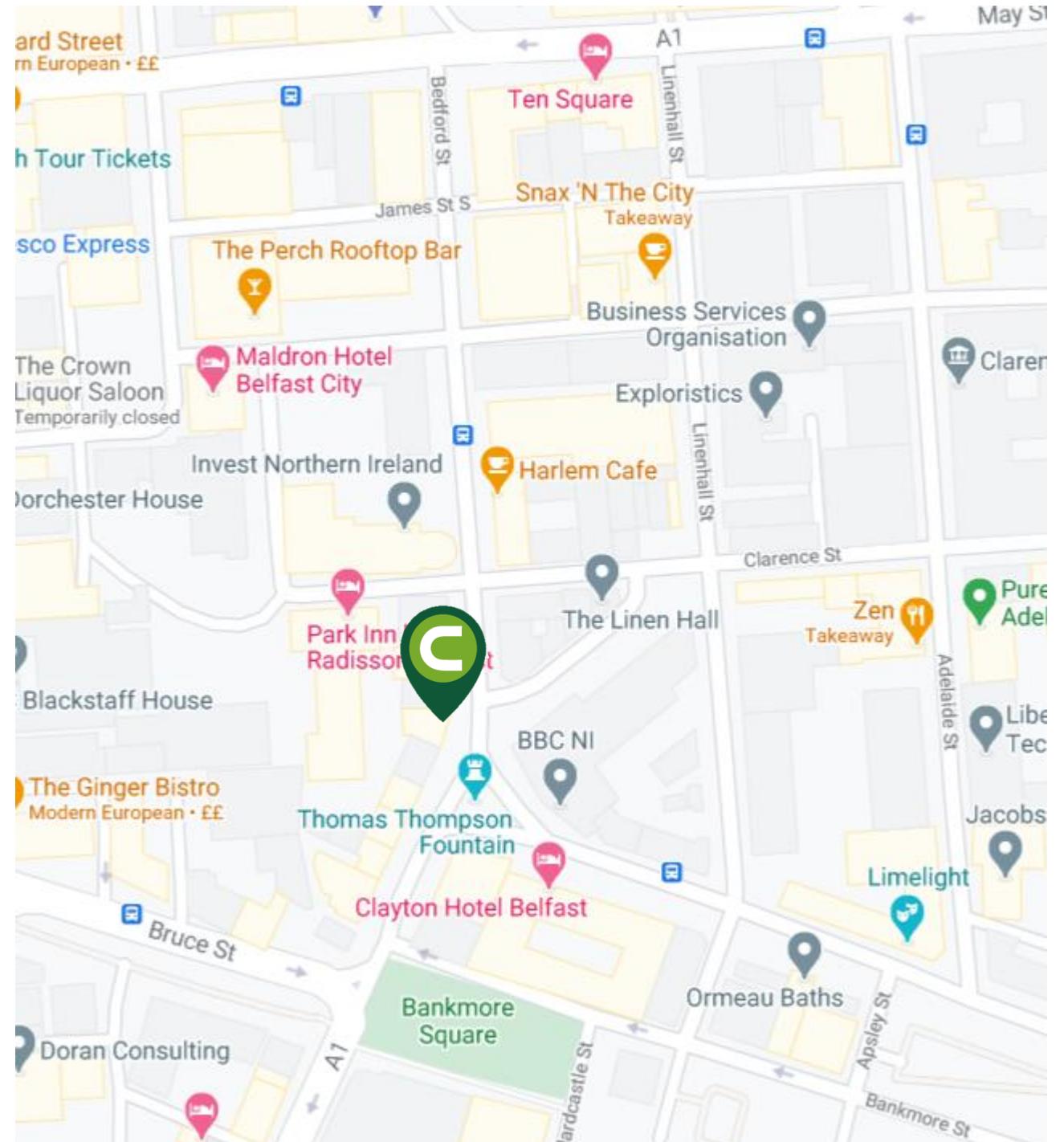
- Prominent location on Bedford Street
- 4,812 sq. ft of office accommodation
- Close proximity to Great Victoria Street Transport Hub

LOCATION

The subject property is located on Bedford Street in Belfast City Centre, a short walk from City Hall, approx. 500m from the main retail hub and within 400m of the transport hub at Great Victoria Street. The Location comprises of a number of uses to include offices and leisure uses. Recent investment in the area includes the new Grand Central Hotel, and The Ewart office development which is currently under construction and will be home to Deloitte NI Head Quarter. The property is situated in between Pizza Express and Pug Ugly's bar and restaurant.

DESCRIPTION

The subject is a 3 ½ story red brick mid terraced office property, which was formerly a linen warehouse. The building is a Grade B listed property ref - HB26/30/015B, constructed around 1871. More recently the building has been used as offices and finishes include suspended ceilings, recessed fluorescent lighting, plastered painted walls, carpeted floors, electric heating and cooling, wooden sash windows and an 8-person passenger lift.



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RATEABLE VALUE

We have been advised by Land and Property Services that the estimated rateable value is £37,000. The rate in the £ for 2020/21 is £0.538166 therefore the estimated rates payable for 2020/21 is £19,912.14.

TITLE

Assumed freehold or long leasehold subject to a nominal ground rent.

ASKING PRICE

We are seeking offers in the region of £800,000 exclusive.

VAT

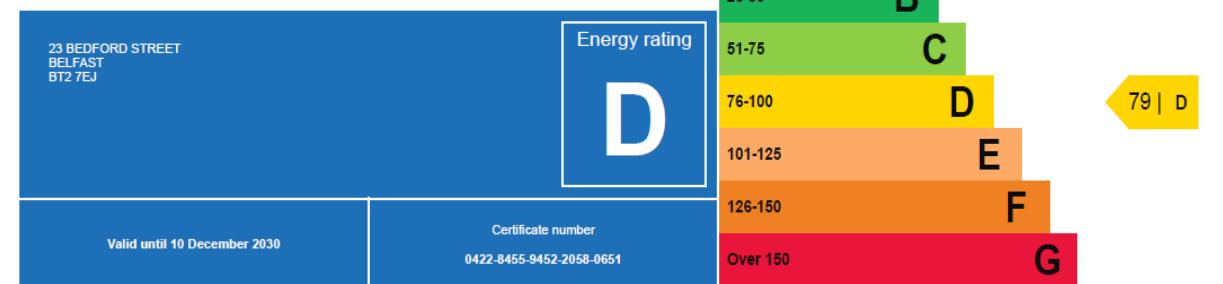
All prices are quoted exclusive of VAT, which may be payable.

EPC

A copy of the EPC Certificate is available adjacent and can be made available on request.

| Ground Floor | 123 | Sq. m | 1,324 | Sq. ft |
|--------------|------------|--------------|--------------|---------------|
| First Floor | 128 | Sq. m | 1,378 | Sq. ft |
| Second Floor | 105 | Sq. m | 1,130 | Sq. ft |
| Third Floor | 91 | Sq. m | 980 | Sq. ft |
| Total | 447 | Sq. m | 4,812 | Sq. Ft |

Energy performance certificate (EPC)



BREAKDOWN OF THIS PROPERTY'S ENERGY PERFORMANCE

| | |
|--|---------------------------|
| Main Heating Fuel | Grid Supplied Electricity |
| Building Environment | Air Conditioning |
| Assessment Level | 3 |
| Building Emission Rate (kgCO2/m2 per year) | 44.76 |
| Primary Energy Use (kWh/m2 per year) | 252.82 |

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CONTACT US

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