

For Sale

City Centre 4 Storey Commercial Premises
50/52 King Street, Belfast BT1 6AD



CUSHMAN &
WAKEFIELD



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For Sale

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Property Highlights

- For Sale - A City Centre 4 Storey Commercial Premises
- Extending to c.2,876 sq.ft overall
- May be suitable for a variety of uses STPP
- Sold with Vacant Possession
- Guide Price £275,000 exclusive

Location

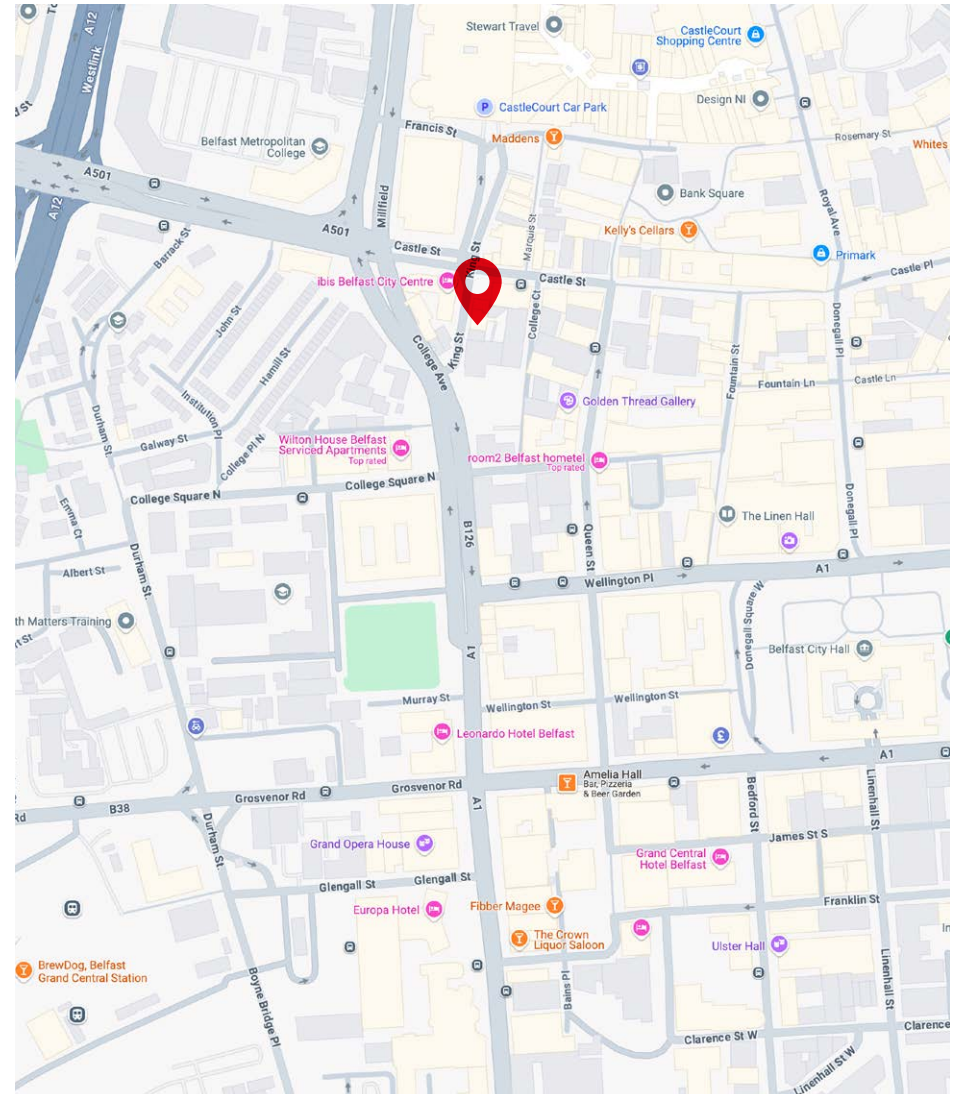
The subject property is prominently located on King Street, between the junctions with Castle Street and College Avenue, main arterial routes into the City Centre from the North and West of the City. The immediate area has undergone significant redevelopment in recent years and is characterised by a mix of uses to include residential, leisure, commercial and retail located in the vicinity.

Description

The property comprises a four storey, mid terrace commercial building. Internally the accommodation comprises a ground floor retail/office unit, with additional office/ ancillary space on the upper floors. The upper floors benefit from a designated access off King Street. The ground floor is finished to include part laminate, part carpeted floor finishes, painted plaster walls and a suspended ceiling, incorporating recessed fluorescent strip lights. The ground floor unit is connected to the upper floors via an internal door to the stairwell, along with a 4 person lift.

The upper floors are finished to a similar standard, to include carpeted flooring, a mix of painted plaster and papered wall coverings, with a mix of suspended and painted plaster ceilings, generally with fluorescent strip lighting. A kitchen is located on the first floor.

The building benefits from GFCH, double glazed aluminium framed windows / velux roof windows on the 3rd floor. The rear of the property leads to a small shared alleyway, with no access to this area from King Street. WC facilities are located on the first and second floor. The property also benefits from a floored attic space.



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Accommodation

The property provides the following approximate net internal area:

Floor	Description	Sq M	Sq Ft
Ground Floor	Retail	69.67	750
First Floor	Office	64.34	692
Second Floor	Office	61.33	660
Third Floor	Office	71.96	774
Total		267.30	2,876

Non Domestic Rates

(Rate in £ for 2025/26: £0.626592)

NAV: £25,900 combined for the entire building

Estimated Rates payable: £16,229

The property may benefit from a 20% rates reduction under the small business rates relief scheme if the floors were to be assessed independently; however interested parties should make their own enquiries in this regard.

Tenure

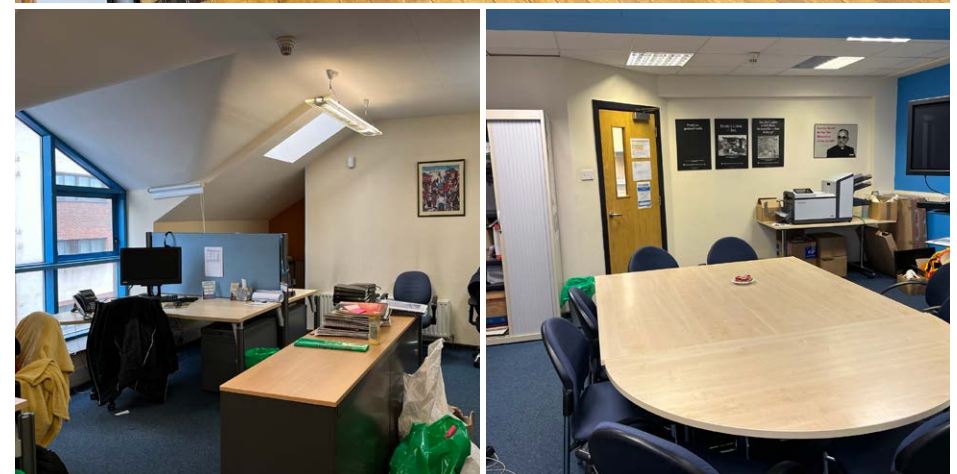
The premises are held by way of an 800-year lease from 1 August 1948 subject to an annual rent of £58.50 for the duration of the term.

Price

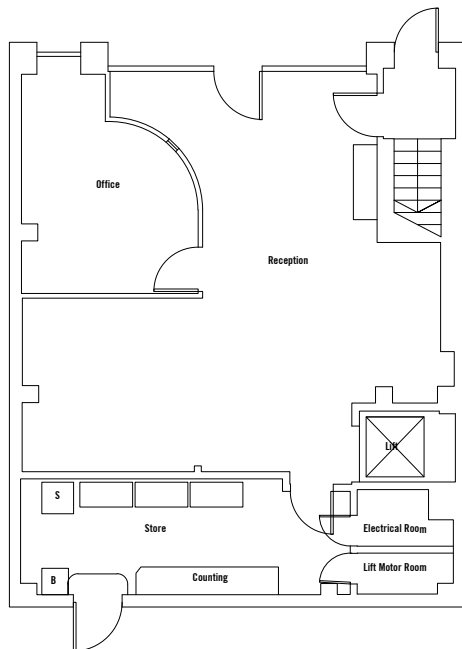
Offers invited in the region of £275,000 exclusive.

VAT

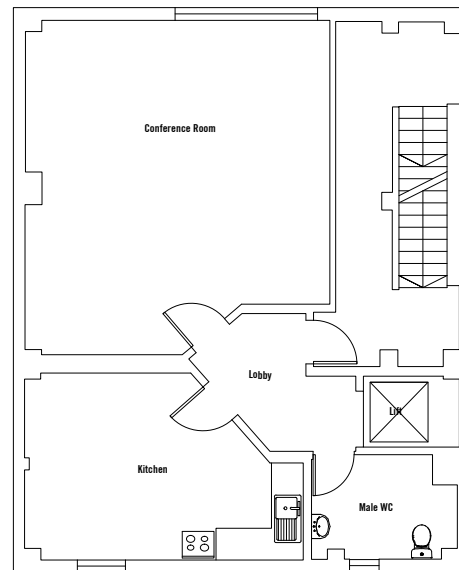
Please note that all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.



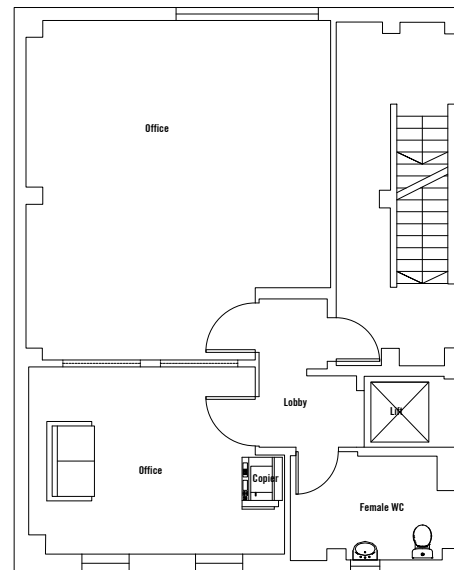
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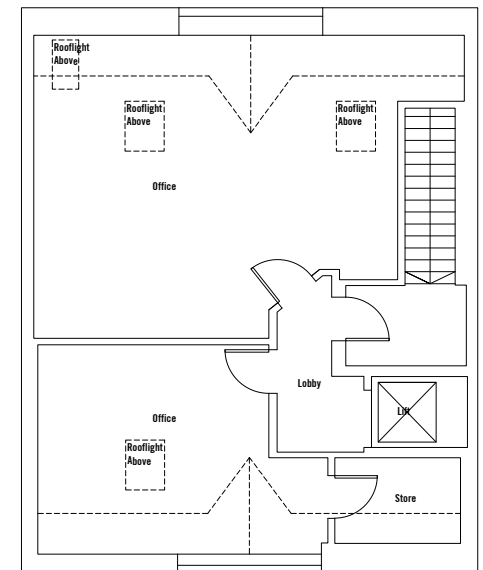
Existing Ground Floor Plan



Existing First Floor Plan



Existing Second Floor Plan



Existing Third Floor Plan

Floor Plans

Not To Scale. For indicative purposes only.

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