

FOR SALE

CUSTOM HOUSE

CUSTOM HOUSE SQUARE, DONEGALL QUAY, BT1 3GE


**FRAZER
KIDD**

OK

**Osborne
King**



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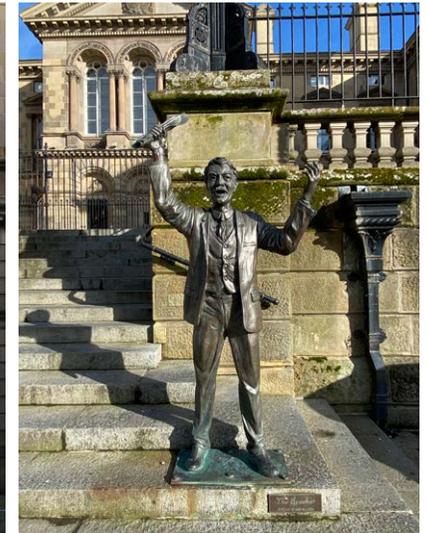
SUMMARY

- Custom House is one of Belfast's most iconic buildings, situated in a very prominent location, fronting onto the Custom House Square.
- Symmetrical two-storey listed building, with basement and attic, designed in 1847 by Sir Charles Lanyon.
- The property has a Gross Internal Area of c.58,126 sq ft.
- Within easy walking distance of Belfast City Centre, The Waterfront Hall, SSE Arena, Titanic Quarter and Victoria Square shopping centre.
- Suitable for a variety of potential uses / mixed uses to include, offices, apartments, hotel, restaurant/bar, private event space, museum etc. subject to obtaining any required statutory planning consents.
- On the instructions of Mapeley.



MAPELEY

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HISTORY

Belfast's Custom House is a symmetrical two-storey building, with a lower ground floor and attic, designed in 1847 in an Italianate Palazzo style by Sir Charles Lanyon, Belfast's most distinguished and prolific architect, whom produced many of Belfast's important public and civil buildings between 1840 and 1870. The property was built by D&J Fulton between 1854 and 1857.

The building retains a number of its original features including three decorative figures on the eastern elevation symbolising Neptune, Mercury and Britannia. Whilst on the eastern elevation, the building has figures representing Manufacture, Peace, Commerce and Industry.

In 1926 the main entrance that previously fronted onto the River Lagan was built up and renovation works were carried out to the Central Block and South Wing. As part of the renovations a new second floor level was added.

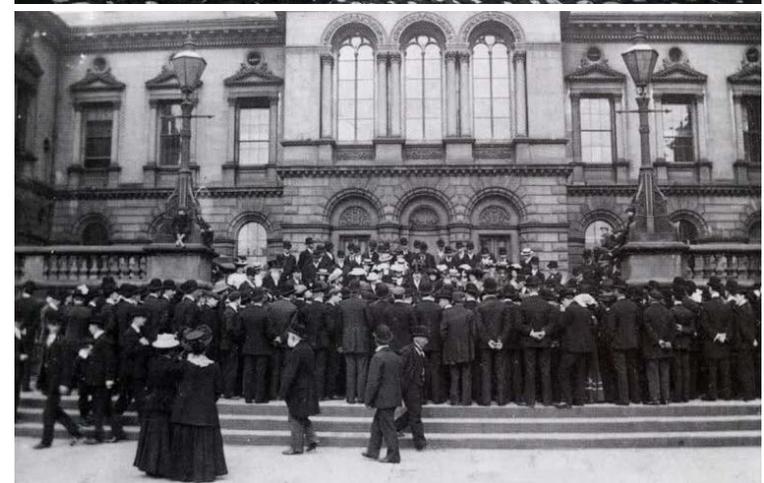
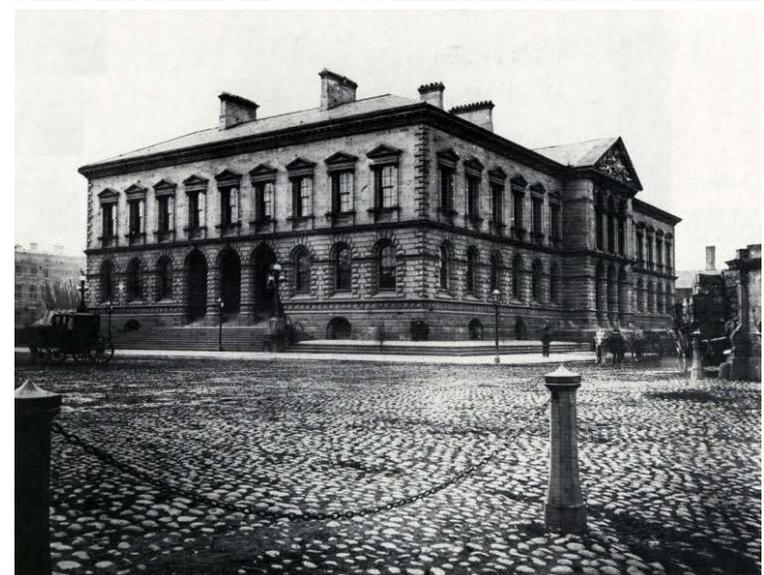
Custom House continued to be administered by the Belfast Board of Works until c.1930 and during this time the building was occupied by organisations such as the Inland Revenue, Income Tax, Merchant Marine, Post Office and Northern Ireland Ministry of Finance.

In 1983 the exterior of the building was cleaned and repaired and in 1989, most of the original roof was reroofed and modern PVC glazing was installed, including secondary glazing. Although the property has undergone several phases of remodelling over the years, the elegant building conveys the power of Belfast's Industrial success as it expanded rapidly in the 19th century.

For many years Custom House Square was the site of Belfast's 'Speakers Corner' where large crowds regularly gathered at the foot of Custom House Square steps to hear and heckle the orators of the day up until the 1950's. This history is reflected today by the presence on the steps of 'The Speaker', a life size bronze statue by Gareth Knowles and the large copper based lights along the edge of the Square are aptly named the 'Hecklers'.

Surrounding the Square are some of Belfast's oldest and most historic buildings including the Albert Clock, the The Merchant Hotel, The Corn Exchange and McHugh's Bar, which was established in 1711.

Belfast City Council have recently just completed a programme restoring the square which Custom House fronts onto as a leisure space and outdoor venue for concerts and public events.



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LOCATION

Belfast is the capital of Northern Ireland, the 15th largest city in the UK and second largest on the Island of Ireland. It lies approximately 100 miles (161 Km) to the north of Dublin.

Belfast has an excellent infrastructure network and is well connected to the rest of Ireland and to mainland UK. George Best City Airport is located approximately 4 miles (6 Km) from the city centre with Belfast international Airport located approximately 23 miles (37 Km) north-west.

In addition, Belfast has a large commercial port that is used for passenger ferry services with regular sailings to Scotland, England and Wales. Belfast has substantial main road networks and is positioned within close proximity to the M2 motorway which links the North and West of the Province. Additionally, the M1 motorway connects Belfast to Dublin in the south of Ireland.

The two principal railway services in Belfast city centre include Great Victoria Street and Lanyon Place, the latter of which provides a direct link to Dublin City Centre.

Some of Belfast's most popular bars and restaurants are located within the immediate vicinity of Custom House. Having undergone significant development in recent years, this location is firmly established as one of Belfast City Centre's premier addresses.



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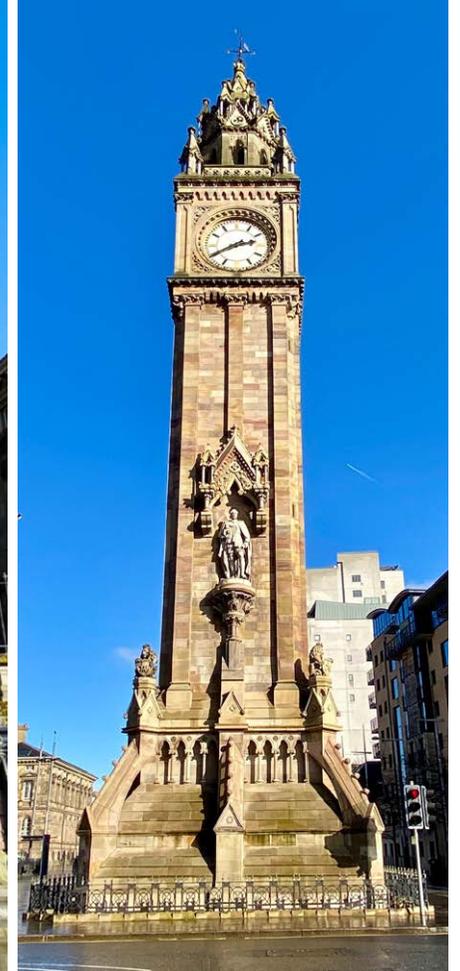
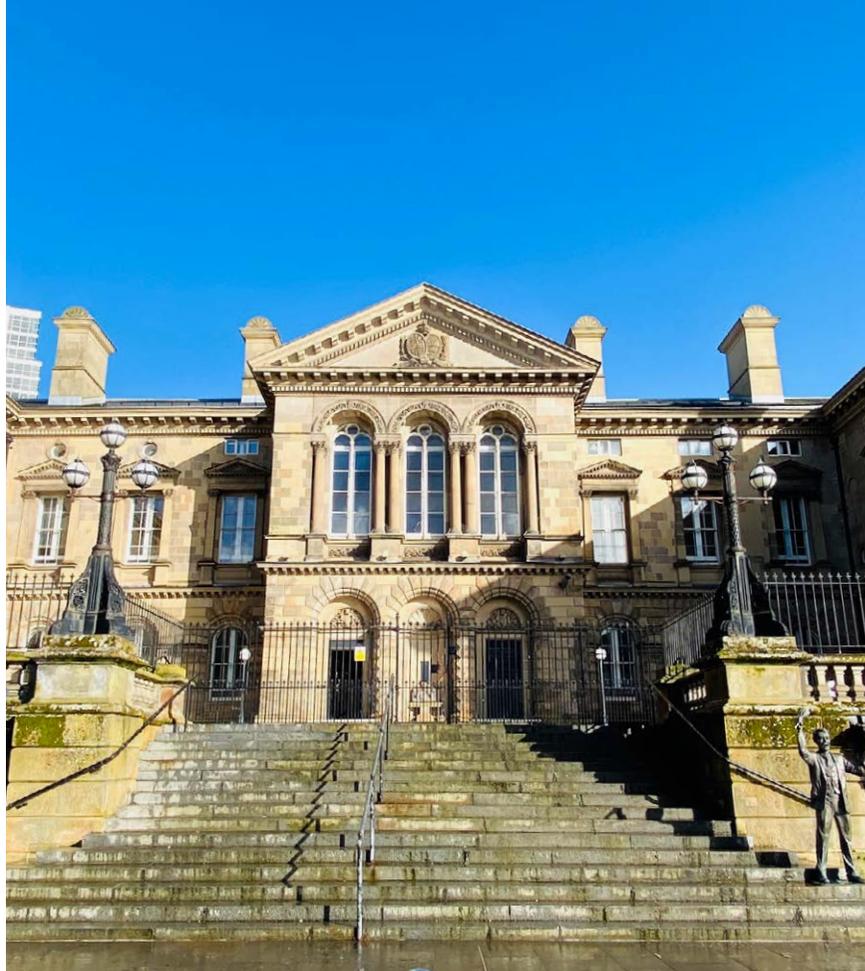
SITUATION

Custom House is situated on the city side of the River Lagan, within an extremely popular business and leisure area of the city centre, fronting onto Custom House Square. The property is conveniently positioned between Belfast's prime city centre retail core and the incredibly popular Titanic Quarter.

The immediate area draws thousands of tourists on a weekly basis through popular attractions including, The Albert Memorial Clock, Queens Square Fountain, The Big Fish, The Speaker, The Calder Fountain and Titanic Belfast, which was recognised as the World's Leading Tourist Attraction in 2016.

The Northern area of the city has grown in stature in recent years due to a number of office developments at City Quays and Lanyon Plaza, where lettings have been secured to KPMG, Pinsent Masons, Baker McKenzie and UTV. The City Quays development also includes a recently opened Marriott 188 bed hotel. Other major occupiers in the immediate area include Citi, Allstate, PWC, Tullet Prebon, NYSE and Concentrix.

Custom House is conveniently located within close proximity of Laganside Bus Station and GoPark, a 282 space car park located at Donegall Quay.



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DESCRIPTION

Custom House is one of Belfast's most iconic buildings comprising a symmetrical Grade B+ listed building designed by Sir Charles Lanyon, Belfast's leading architect of that time and built by D & J Fulton between 1854 and 1857. The Italian Renaissance style building of Ashlar sandstone is arranged over lower ground, ground, first and second floors and E-shaped on plan.

Although the building has undergone phases of remodelling it benefits from a number of original features including its original staircase, extensive lobby areas and the windows which have benefited from a number of secondary glazing in recent years.

Custom House Square, which provides a stunning backdrop of Custom House has recently undergone refurbishment following a £4 million investment from Belfast City Council. The Square is now one of Belfast's most popular outdoor leisure and event spaces, facilitating concerts and public events.

Internally the property is served by a central stairwell, with two further staircases on both sides of the building. The office accommodation is primarily of an open plan nature on the ground, first and second floors. The lower ground floor

provides for a range of interview rooms, offices, meeting rooms, gymnasium, canteen, locker room and shower facilities.

The property is currently fitted to include the following:-

- Dual fuel wet radiator central heating system, gas & oil – primarily gas
- Mechanical air handling system
- Two x 10 person lifts
- Electrical distribution boards on each floor & on both sides of the building.
- Two internal fire escape staircases
- Central battery system for emergency Lighting
- PVC glazed windows with secondary casements to the inner face.
- Backup generator

Although the premises are currently being utilised as office accommodation, the building lends itself to refurbishment and alternative uses such as a hotel or residential accommodation, subject to all necessary planning consents.

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ACCOMMODATION

We understand that the property comprises of the following Net & Gross Internal Areas:-

FLOOR	USE	SQ M (NIA)	SQ FT (NIA)	SQ M (GIA)	SQ FT (GIA)
Lower Ground	Offices & Stores	885.50	9,531	1,665.40	17,927
Ground	Offices & Stores	904.10	9,732	1,273.50	13,708
First	Offices & Stores	911.90	9,816	1,276.20	13,737
Second	Offices & Stores	965.40	10,391	1,184.90	12,754
Total		3,666.90	39,470	5,400.00	58,126

Copies of floor plans can be made available upon request.

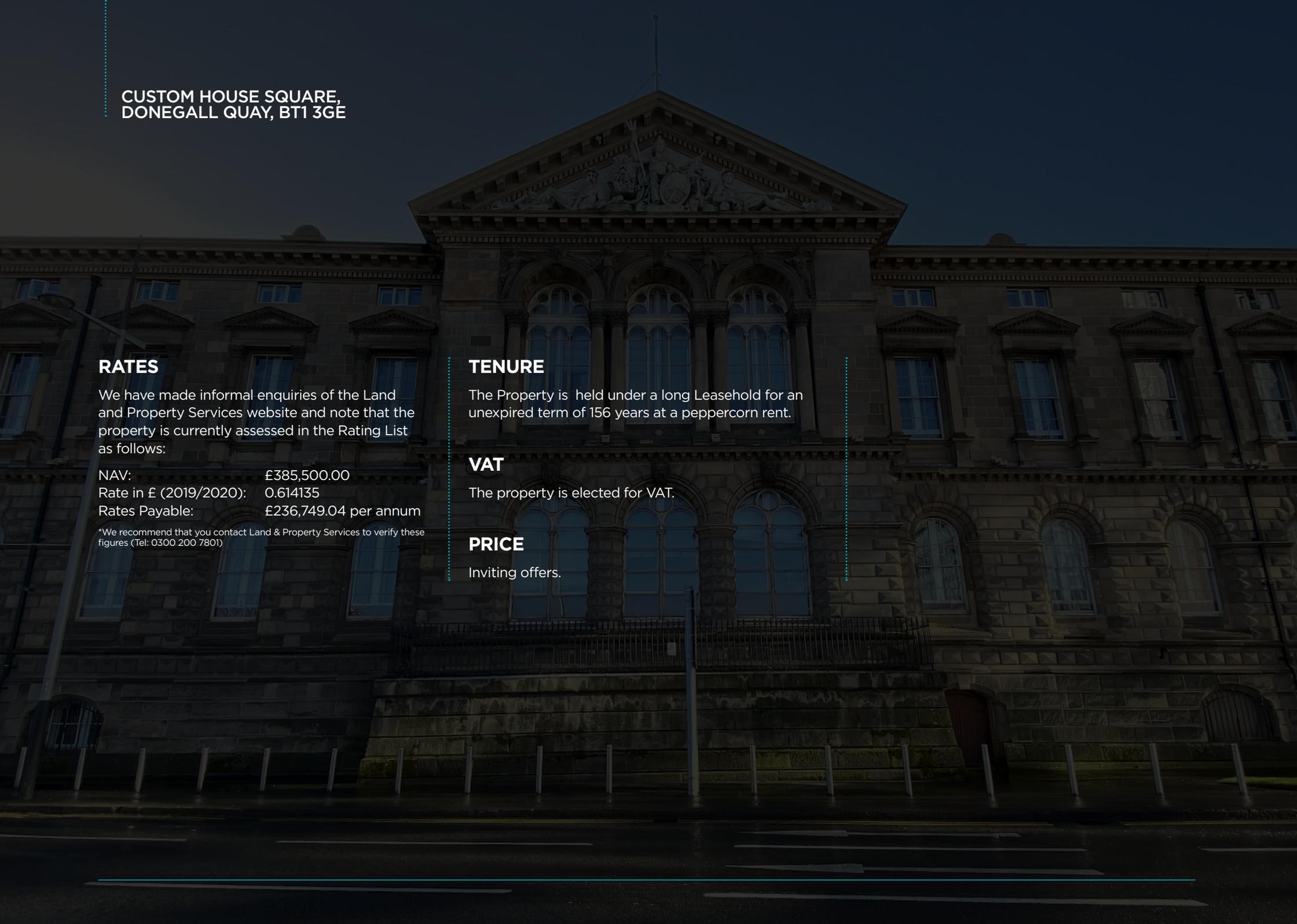
*We recommend that prospective purchasers satisfy themselves that the above areas are correct.

PLANNING

We understand the property is currently of B+ listing. Listed Building Reference HB 26/50/062

Further details can be found via <https://www.communities-ni.gov.uk/services/buildings-database> and inserting reference HB 26/50/062.

*We would advise that all interested parties make their own enquiries regarding planning, either through the local planning authority or an architect.



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RATES

We have made informal enquiries of the Land and Property Services website and note that the property is currently assessed in the Rating List as follows:

NAV: £385,500.00
Rate in £ (2019/2020): 0.614135
Rates Payable: £236,749.04 per annum

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801)

TENURE

The Property is held under a long Leasehold for an unexpired term of 156 years at a peppercorn rent.

VAT

The property is elected for VAT.

PRICE

Inviting offers.

FURTHER INFORMATION

For more information or to arrange a viewing please contact:



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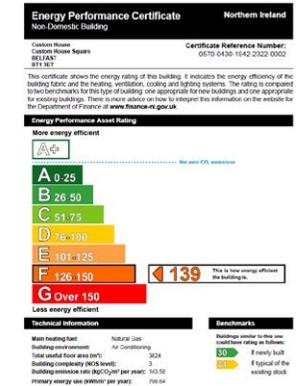
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EPC F139 Rating



DISCLAIMER

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March 2020