

McConnell



Alliance
Partner

FOR SALE



Excellent City Centre Office Investment

Sinclair House
89-101 Royal Avenue
Belfast
BT1 1EX

- Prominent location on Royal Avenue.
- Desirable business location within walking distance from Belfast City Hall.
- Attractive period building.

LOCATION

Belfast city centre is 10 minutes from Belfast City Airport and 25 minutes from Belfast International Airport. Belfast is the capital city of Northern Ireland, and it is the second largest city on the island of Ireland, with an estimated population of just under 350,000 at the 2022 census.

Sinclair House occupies a prominent corner site at the Junction of Royal Avenue and North Street, in the heart of Belfast City Centre. The area continues to see continued growth and investment following the opening of the University of Ulster's state-of-the-art Belfast Campus opening. This includes and is not limited to; a new £100m investment into the 'Belfast Stories' project, further investment and expansion of the Haymarket, further investment into Castlecourt shopping centre with the opening of the new flagship TK Maxx store and the redevelopment of the former Church of Ireland House.

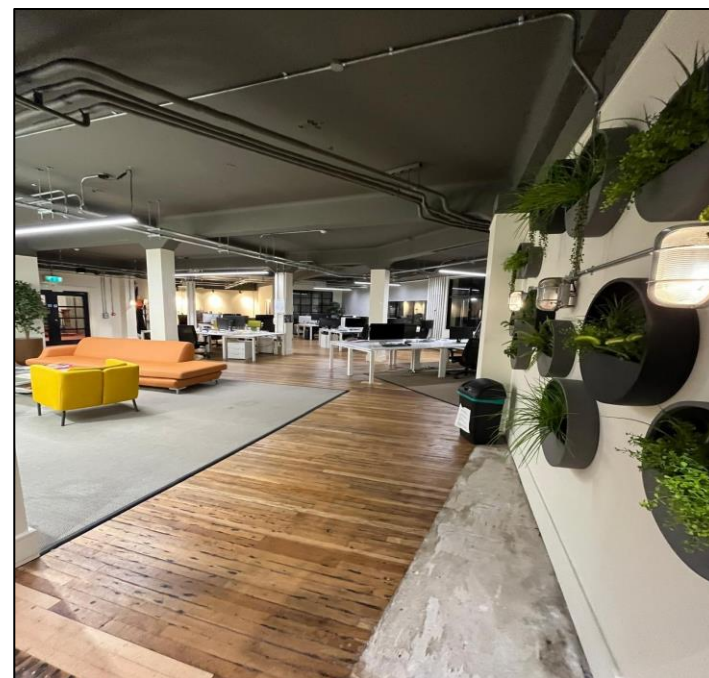
The area offers excellent access to public transport links, with several multi-storey car parks nearby.

DESCRIPTION

Sinclair House boasts excellent frontage onto Royal Avenue and North Street with access to the building controlled by a buzzer entry system. The external walls of the building contain an art deco façade with a clock face pediment. The entrance foyer contains a passenger lift and stairwell along with a bike storage rack.

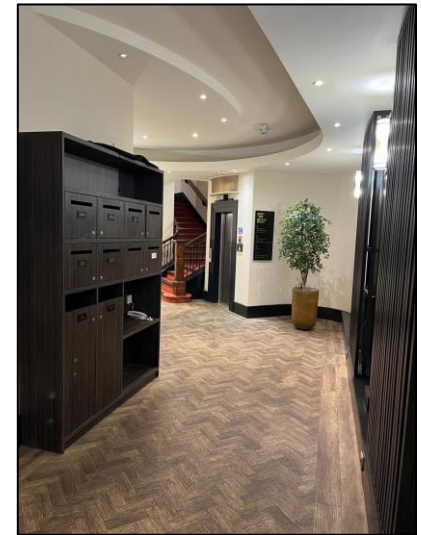
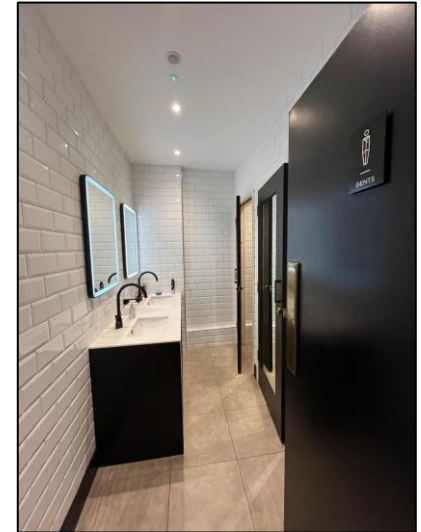
Sinclair House is an iconic office building with over 20,000 sq ft of high-quality space. The 1st - 4th floor suites comprise of primarily industrial style open plan office space with exposed ceilings, double glazed windows, wooden flooring, gas fired central heating and pendant lighting.

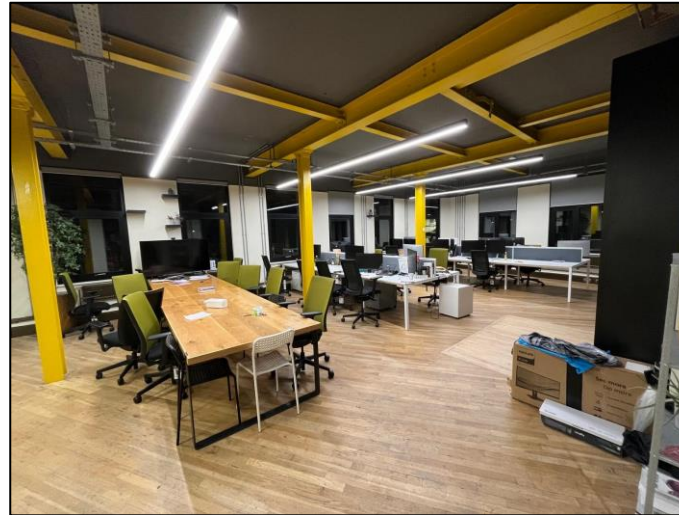
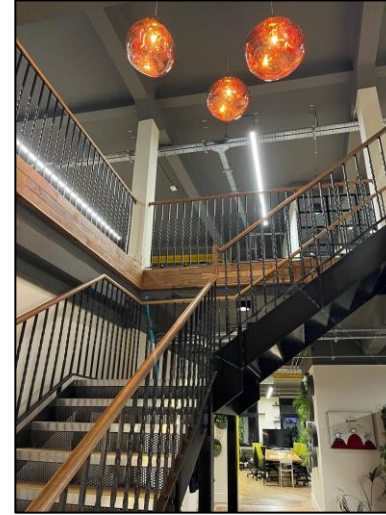
Tenants within the building include Mammoth Design Consultants Ltd, Callow Event Management Ltd, Diamond & Skillen Chartered Accountants and Nigel Greeves Solicitors.



TENANCY SCHEDULE

Unit	Tenant	Area (Sq Ft)	Rent Per Annum	Lease Start	Term	Comments
Unit 1	B J & M E McKeever (Tesco)	3,196	£190.04	13/09/2013	999 years	Entire ground floor, 999 year lease. Tenants s/c and ins set at 21.01%. Restrictions to service charge inc façade defects. GF split into two ownerships, unit 1 liable for 15.02% and unit 2, 5.99%. Unit sublet to Tesco.
Unit 2	Down Masonic Windows Fund (Café Nero)	1,274	£75.74	13/09/2013	999 years	As above. Unit sublet to Café Nero.
1 st Floor (Office 1)	Nigel V Skillen	1,340	£8,710.00	01/11/2015	3 years	Lease renewal ongoing.
1 st Floor (Office 2)	Nigel Greeves	1,162	£15,000.00	-	3 years	New lease agreed at £15,000 per annum, commencement TBC.
1 st Floor (Office 3)	Belfast Bid	1,261	£16,000.00	01/11/2024	7 years and 4 months	Break clause 01/03/2027, 3 months notice required.
2 nd Floor (Suite 1)	Callow Event Management	1,367	£20,505.00	-	-	LL office (occupied), no lease. Willing to take a new 5-year lease.
2 nd Floor (Suite 2), 3 rd Floor & 4 th Floor (Suite 1)	Mammoth Design Consultants Ltd.	8,632	£129,480.00	-	-	LL office (occupied), no lease. Willing to take a new 5-year lease.
4 th Floor (Suite 2 & 3)	Vacant	1,946	Quoting £29,190.00	-	-	Currently on the market.
Total		20,178	£219,150.78			





TITLE

The property is presumed to be held freehold. Full title can be made available on request from the Vendors Solicitor.

PRICE

We are instructed to seek offers in the region of **£1,850,000** for our client's interest, excluding VAT.

EPC

Copies of the EPC certificates are available and can be provided upon request.

ANTI-MONEY LAUNDERING

In accordance with the current Anti-Money Laundering Regulations, proof of identity and address of potential purchasers will be required as part of the proceedings.

VAT

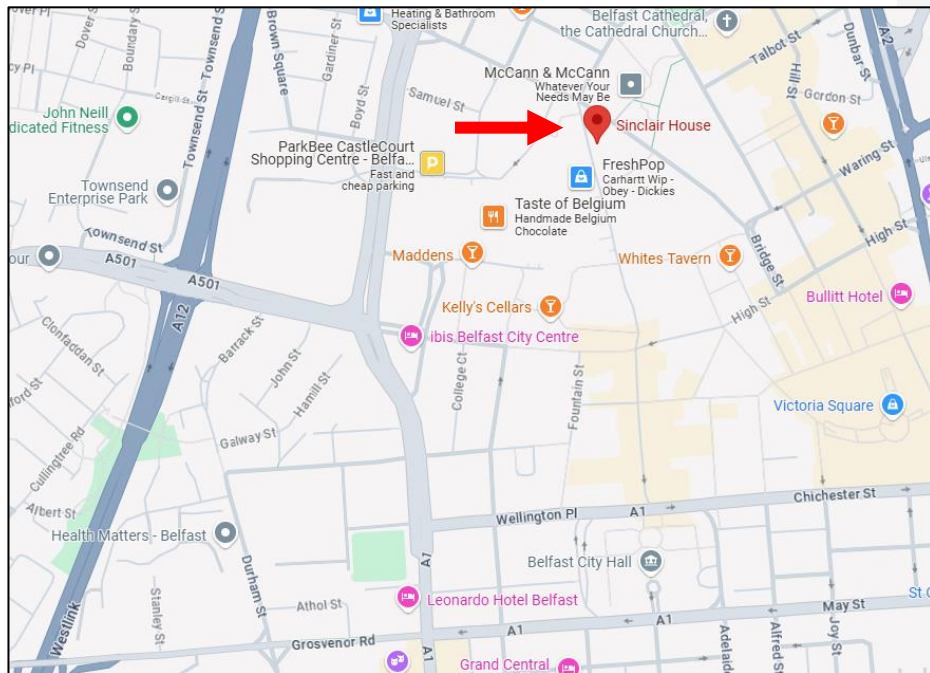
All prices and outgoing are exclusive of VAT, which is chargeable.

RATES

The Non-Domestic Rate in the Pound for Belfast for the current year 2025/2026 is £0.626592.

Demise	NAV
1 st Floor (Office 1)	£12,900.00
1 st Floor (Office 2)	£12,600.00
1 st Floor (Office 3)	£9,650.00
2 nd Floor (Suite 1)	£16,900.00
2 nd Floor (Suite 2), 3 rd Floor & 4 th Floor (Suite 1)	£80,300.00
4 th Floor (Suite 2&3)	£24,400.00

LOCATION



Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

VIEWING

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

McConnell

JLL Alliance Partner

Contact: Greg Henry / Paddy Brennan

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Montgomery House

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Belfast

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