



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
www.mcconnellproperty.com

RETAIL / OFFICE



Boundary for indicative purposes only

For Sale

**PROMINENT REFURBISHMENT /
REDEVELOPMENT OPPORTUNITY**
c. 5,591 sq.ft (c. 519.5 sqm)

42 - 48 King Street
Belfast
BT1 6AD



- Accommodation extends to c. 5,591 sq ft
- Highly accessible City Centre location
- Suitable for various uses STPP



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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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, commercial and retail located in the vicinity.

The subject is located directly opposite the Ibis Hotel.

DESCRIPTION

Prominent Retail / Office / Studio building arranged over four floors, presently comprising ground floor retail units with upper floor office / studio space.

The ground floor retail units have been finished to a good standard to include powder coated aluminium shop front, roller shutters, ceramic floor tiles, plastered / painted walls and ceilings.

The upper floor offices / studio space are primarily open plan and have been fitted to include plastered / painted walls and ceilings and wooden floors.

W.C facilities are contained within.

ACCOMMODATION

We estimate the property to have the following areas:

	<u>SQ FT</u>	<u>SQ M</u>
Ground Floor	1,468	136.46
First Floor	1,302	120.95
Second Floor	1,400	130.07
Third Floor	1,421	132.06
TOTAL	c.5,591	c.519.54

LEASES

No 42:	Let on a quarterly tenancy to Karen McGonigle t/a Pro Hair at a rent of £5,200 p.a
Second Floor:	Let on a quarterly tenancy to Array Studios at a rent of £4,000 p.a



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TITLE

Long leasehold subject to a ground rent of £100 p.a.

ASKING PRICE

Offers over £275,000 excl.

VAT

The property has not been elected for VAT therefore no VAT will be payable on the purchase price.

RATES

42 King Street NAV £2,500

44 King Street NAV £7,950

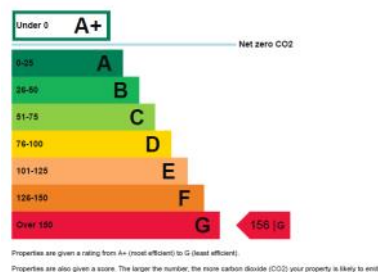
48 King Street NAV £4,550

Rate in £ 2020/21 0.538166

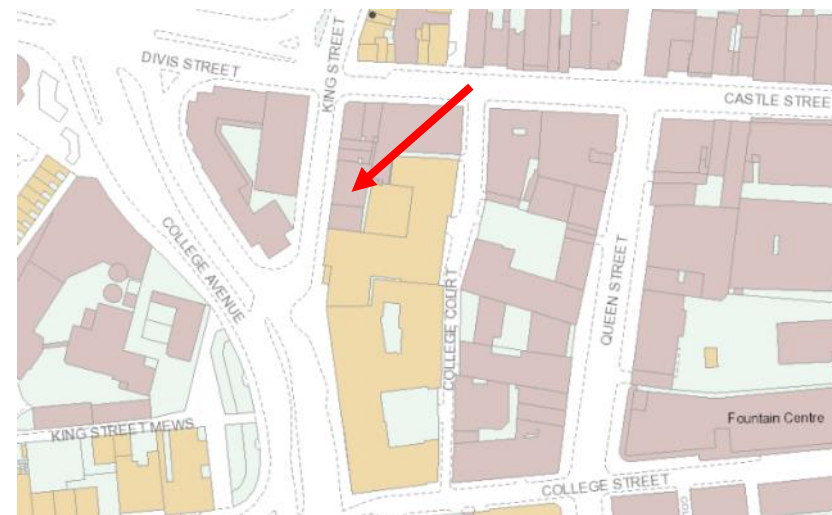
Interested parties are advised to make their own enquiries in relation to rates.

EPC

The property has an energy efficiency rating of G156. Full report can be made available on request.



LOCATION MAP



VIEWING

Strictly by appointment with McConnell Chartered Surveyors.

Contact: Shaun Wallace or Philip Culbert

Tel: 028 90 205 900

Email: shaun.wallace@mcconnellproperty.com

philip.culbert@mcconnellproperty.com

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