



OK  
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FOR SALE

**48 Waring Street, Belfast, BT1 2ED**

Redevelopment Opportunity Extending to c. 847 sq ft



# LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

The subject property is prominently located on Waring Street within Belfast's Cathedral Quarter and c. 0.5 miles from Belfast City Hall. The property is situated in close proximity to many of the City's most popular hospitality establishments including The Merchant Hotel, The Muddler's Club, Six by Nico, The Thirsty Goat, and The National.



**C. 0.5 MILES TO BELFAST  
CITY HALL**



**CLOSE TO VICTORIA  
SQUARE SHOPPING  
CENTRE**



**CLOSE PROXIMITY TO  
POPULAR HOSPITALITY  
ESTABLISHMENTS**



**C. 3 MILES TO BELFAST  
CITY AIRPORT**



# DESCRIPTION

The subject comprises a two-storey retail / office building. The building is of traditional blockwork construction with a pitched roof.

Internally the building provides retail / office accommodation on the ground floor with further office / storage accommodation on the first floor.

The property would be suitable for a variety of uses, subject to any necessary planning consents.

# ACCOMMODATION

| DESCRIPTION   | AREA (SQ M) | AREA (SQ FT) |
|---|-------------|--------------|
| Ground Floor ((to include open plan retail / office area, kitchen and WC) | c. 52 sq m  | 556 sq ft    |
| First Floor   | c. 27 sq m  | 291 sq ft    |
| <b>TOTAL ACCOMMODATION</b>  | c. 79 sq m  | 847 sq ft    |

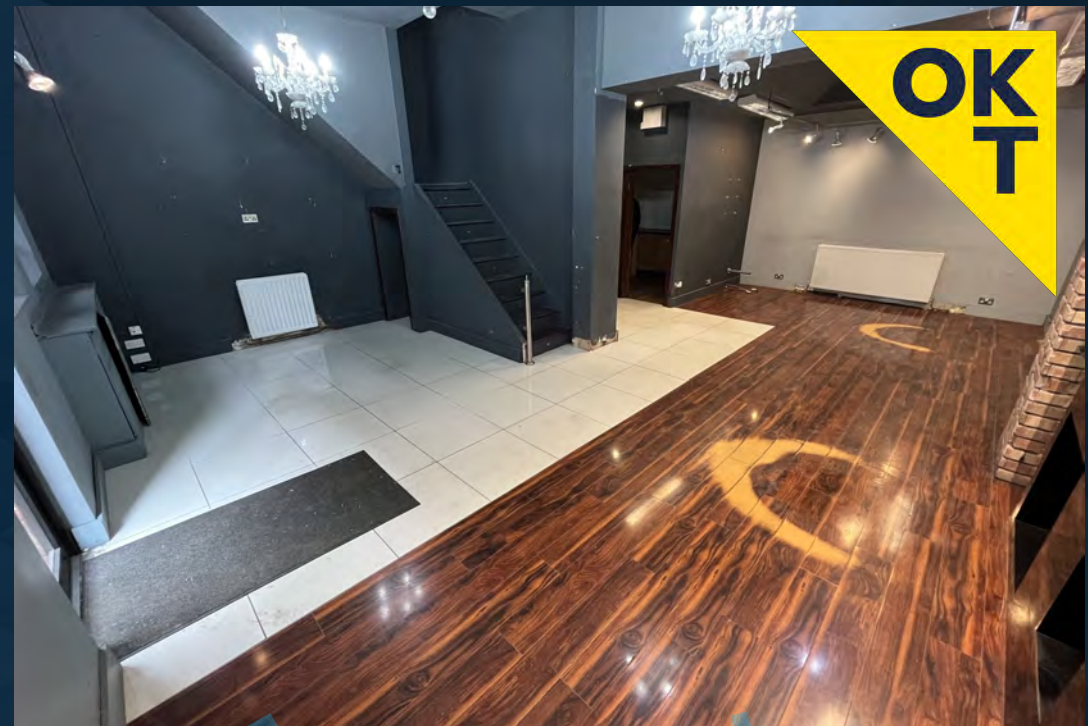
# PLANNING

The subject property is situated within the development limit and within a conservation area according to the current area plan.

## 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/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 10159











RAMADA HOTEL

COMMON  
MARKET

SUBJECT  
PROPERTY

MERCHANT HOTEL

CUSTOM HOUSE  
SQUARE

SSE ARENA

THE THIRSTY GOAT

TOPBLADE

NEIGHBOURING OCCUPIERS  
48 WARING STREET, BELFAST



# SALES DETAILS

PRICE: Offers over £250,000  
TITLE: Assumed freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## VAT

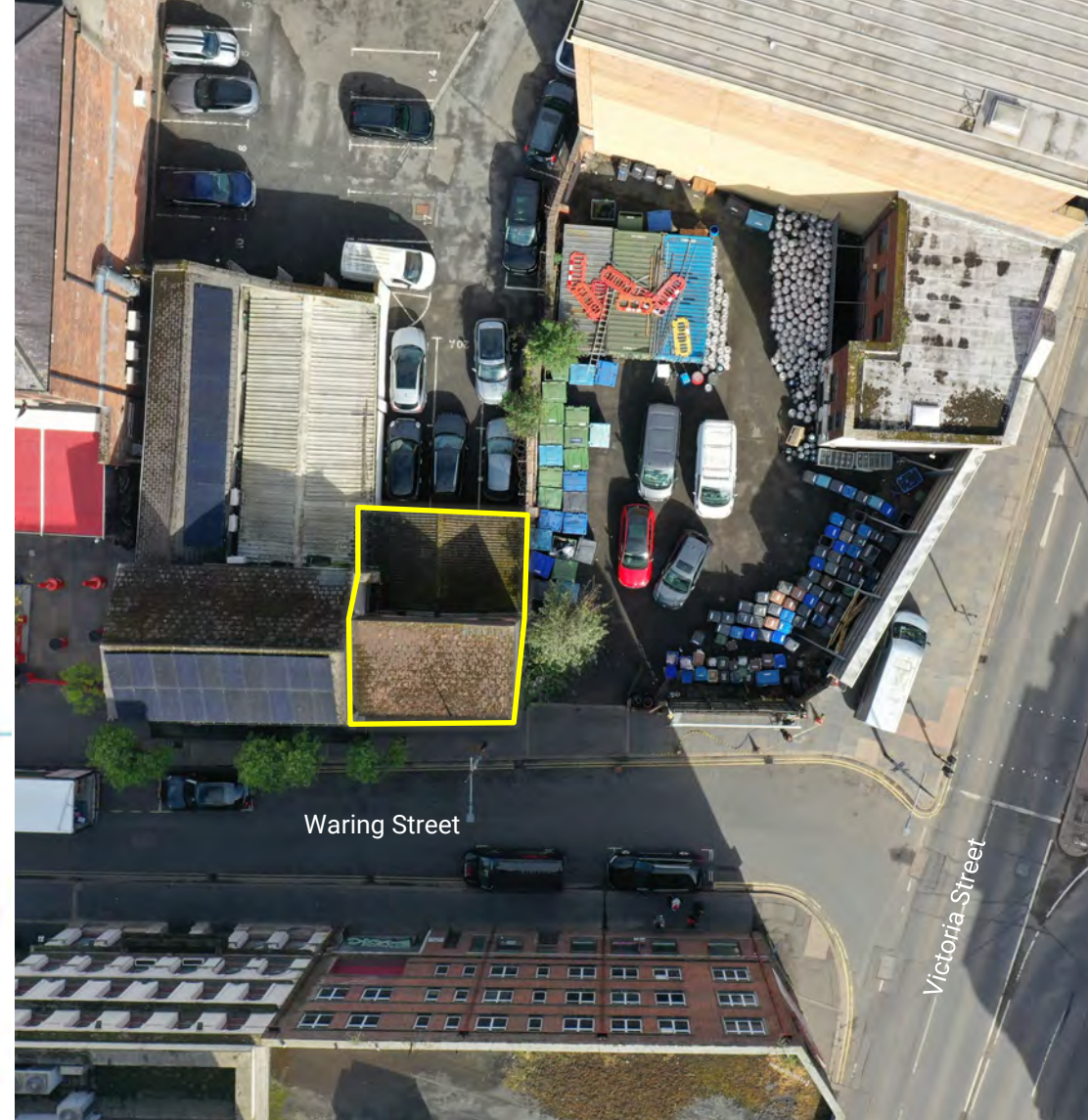
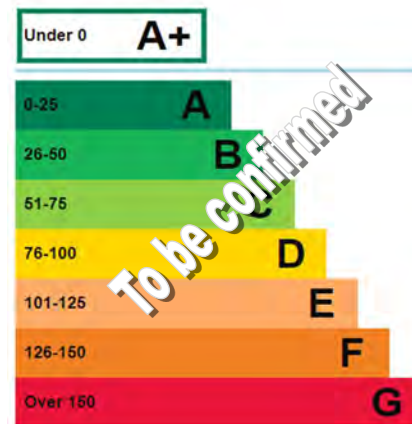
All prices, outgoings etc are exclusive of, but may be subject to VAT.

## NAV (RATES PAYABLE)

NAV: £9,500

Estimated rates payable in accordance with LPS Website:  
£5,693.94

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**JAMES CHRISTIE**

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**MARK PATTESON**

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## O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

