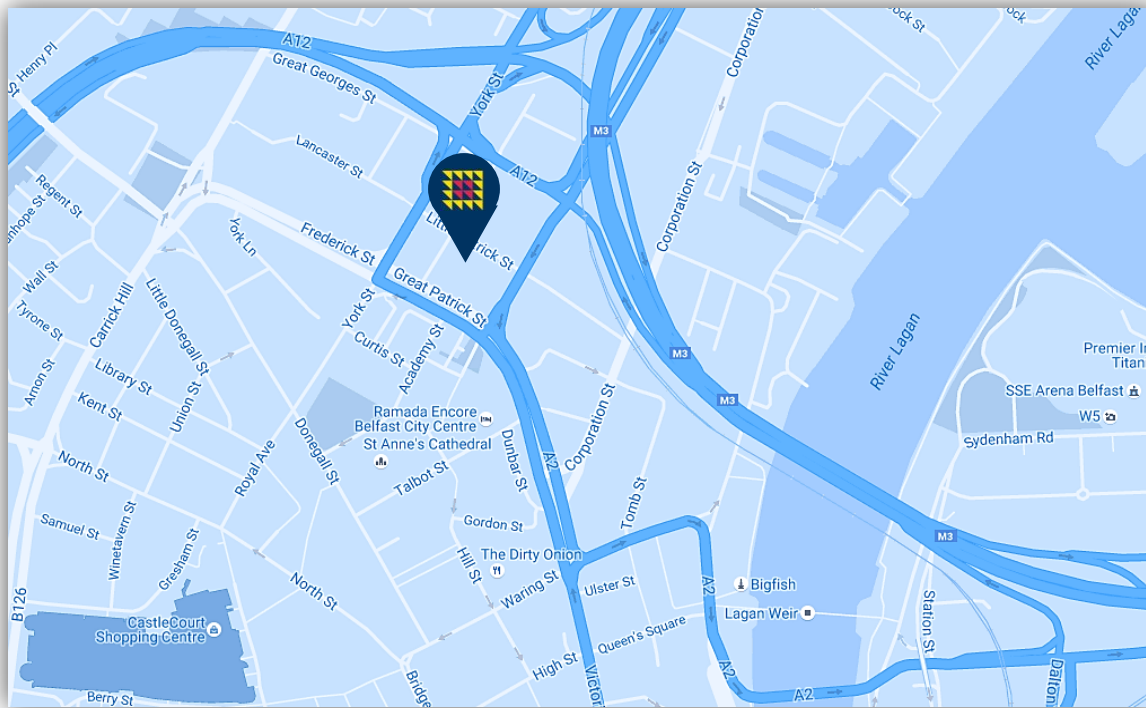




FOR SALE

Development opportunity with planning permission for offices and associated car parking

Little Patrick Street, Belfast BT15 1BA

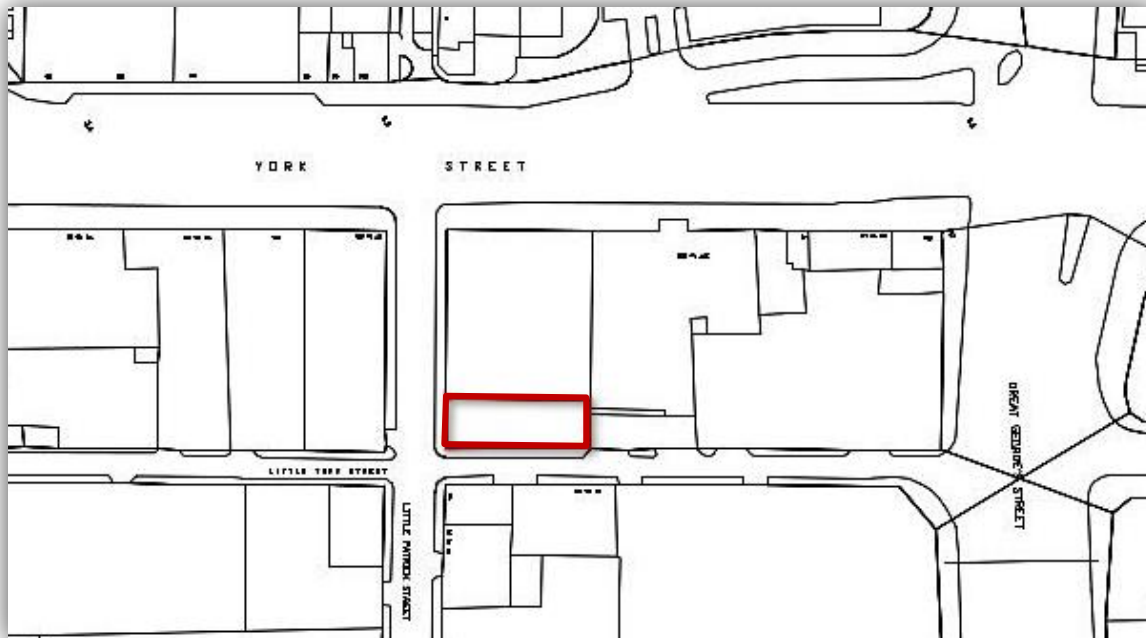


LOCATION

The subject site occupies a strategic position on Little Patrick Street in close proximity to York Street and Nelson Street and in close proximity to the New Campus of the Ulster University which is scheduled to open in 2018.



Artist's impressions of the office development opportunity

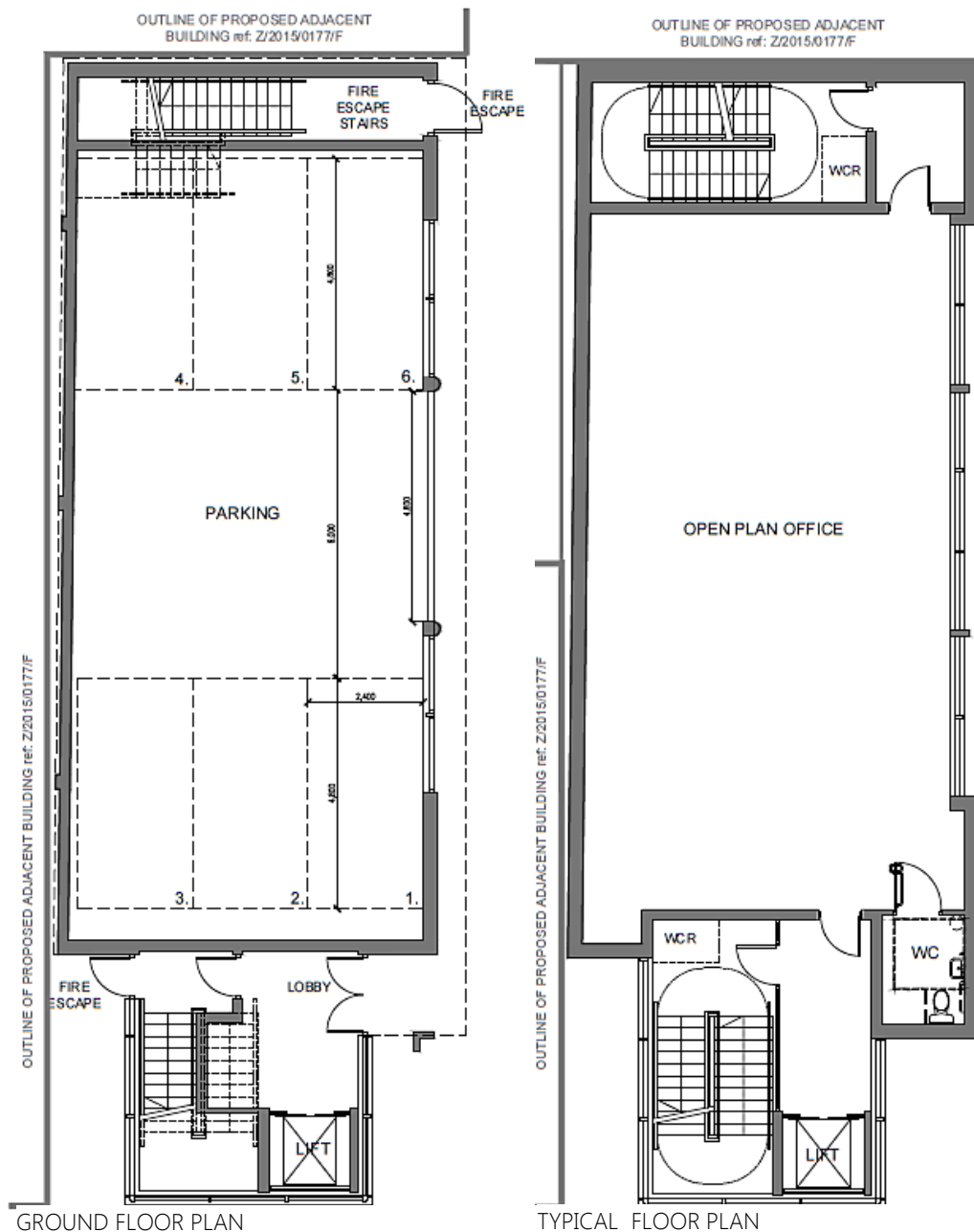


DESCRIPTION

The subject site has planning permission for a 10 storey office building comprising 6 ground floor car parking spaces and 9 upper floors of office accommodation.

Typical floor plates provide approximately 1,000 sq ft of open plan offices.

Total occupiable accommodation over the 9 floors of offices is 9,350 sq ft approximately.



PLANNING

Planning permission for the erection of 10 storey building comprising ground floor car parking and 9 upper floor of offices was approved during September 2016. Further details available on request.

SITE AREA

The site extends to c. 1,980 sq ft approximately (0.045 of an acre).

SALES DETAILS

PRICE: Offers in the region of £300,000

TITLE: Assumed freehold or long leasehold, subject to nominal ground rent.

VAT

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

VIEWING / FURTHER DETAILS

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