



Instinctive  
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# For Sale/To Let

Three Storey Period Office Building

13 University Street  
Belfast  
BT7 1FY

OFFICE





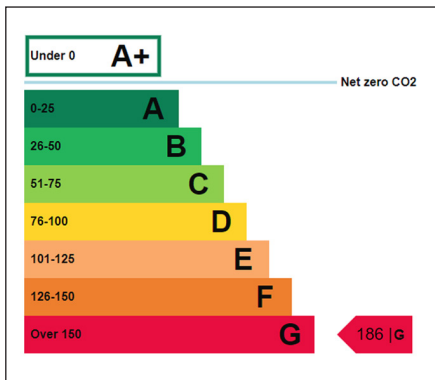
# For Sale/To Let

## Three Storey Period Office Building

13 University Street  
Belfast  
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OFFICE

### EPC



### Location

This premises occupies a prominent location on the Northern side of University Street within the Queens University area of South Belfast, approximately 1 mile south of Belfast City Centre.

The premises benefits from a high volume of pedestrian and vehicular traffic due to its close proximity to Botanic Avenue and the Malone Road. It is surrounded by a good mix of residential and commercial occupiers to include; French Village, Kaffe O, Town Square Hotel, Starbucks and Tesco Express. The Botanic Gardens are also only a 2 minute walk from the subject.

### Description

This 3 storey mid terrace office building is arranged over ground, first and second floors. The ground floor is primarily open plan with a large board room and kitchen/ WC facilities whilst the upper floors are subdivided into smaller individual offices.

It is finished to an excellent standard throughout to include; painted and plastered walls, mixed carpet and laminate flooring, spotlight lighting, kitchen and WC facilities and fitted security alarms.

The property also has the benefit of 2 car-parking spaces to the rear of the building.

### Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground	542	50.34
First	561	52.08
Second	309	28.71
<b>Total Net Internal Area</b>	<b>1,412</b>	<b>131.13</b>

### Rates

We have been advised by the Land and Property Services of the following rating information:

**Net Annual Value:** £14,000  
**Rate in the £ for 2021/2022:** £0.543147  
**Estimated rates payable:** £7,604 per annum



## Guide Price

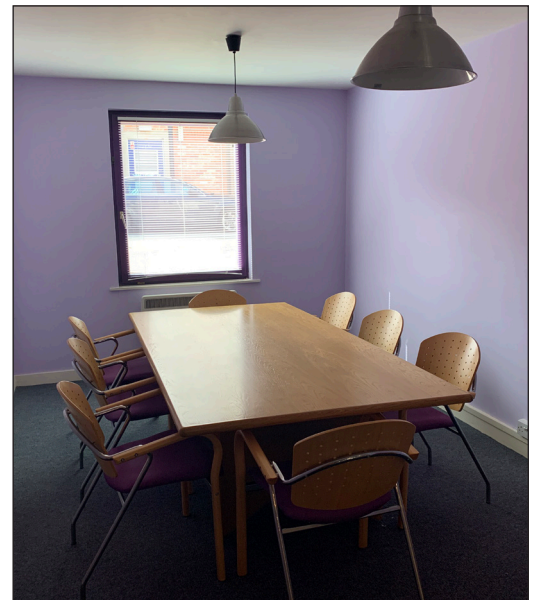
We have been instructed to seek offers in the region of £180,000 exclusive.

## Lease Details

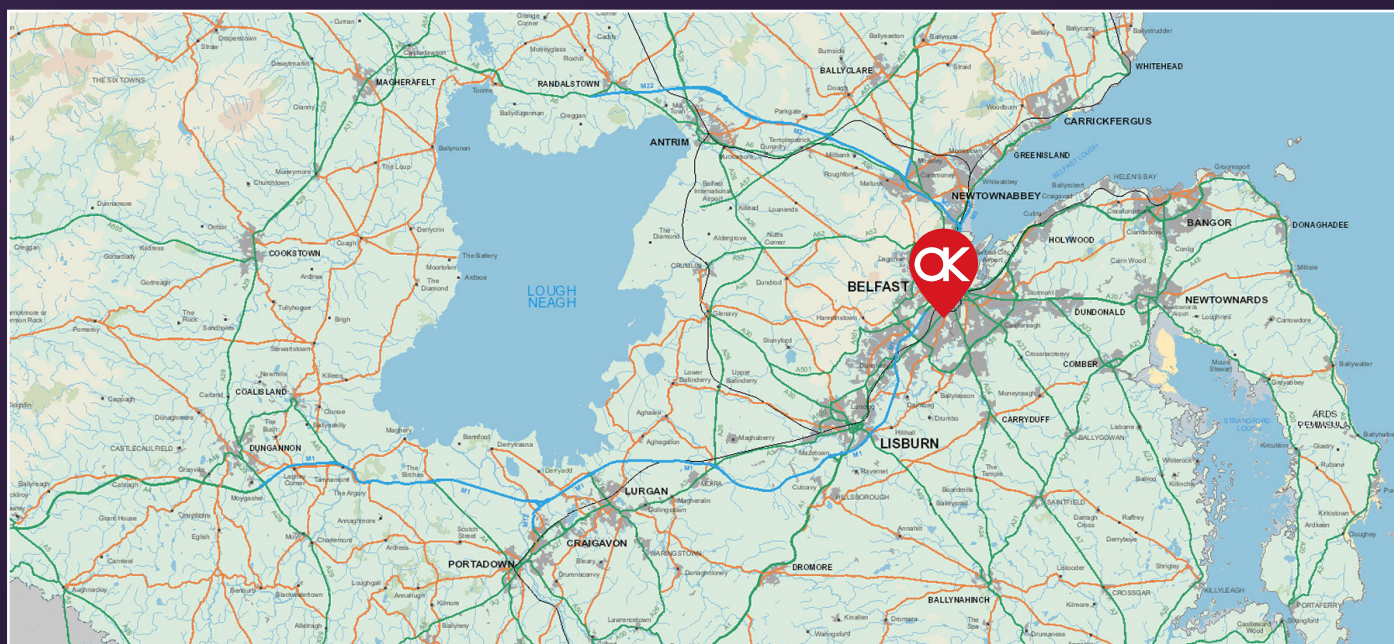
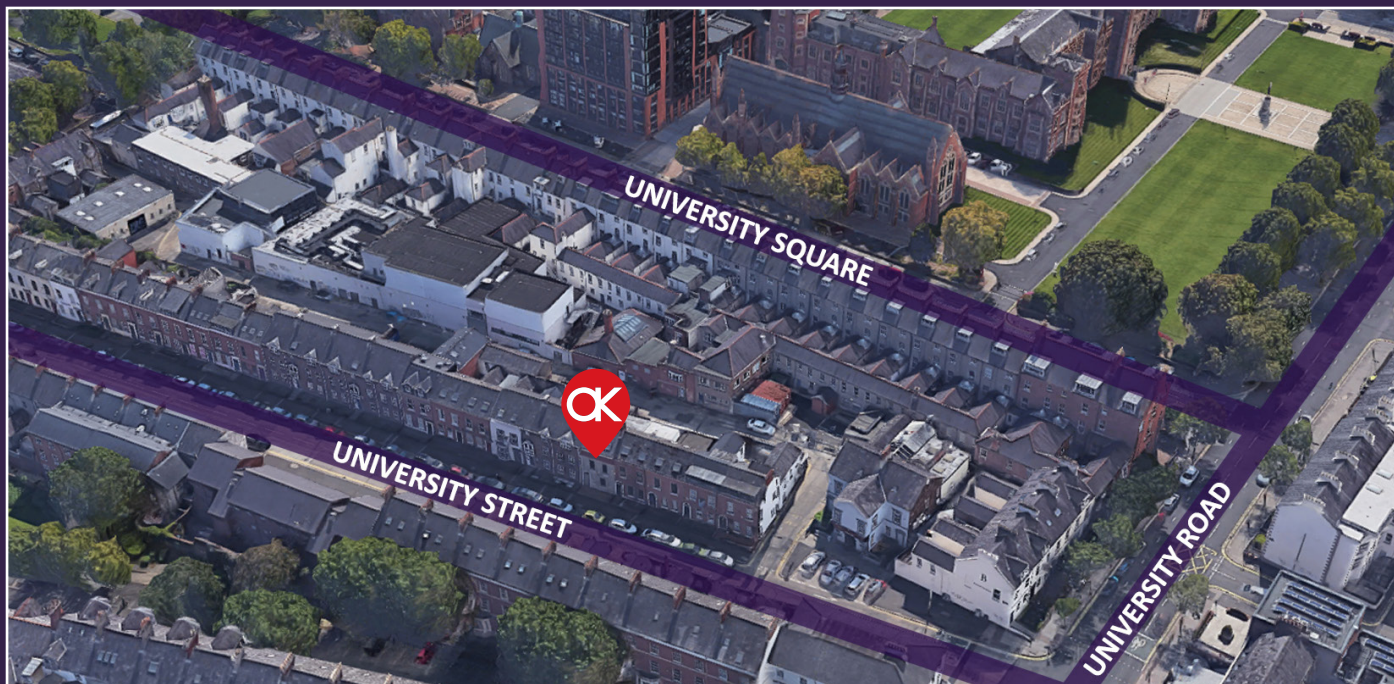
Alternatively, our client would consider an offer to lease the property.

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT.







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## 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/uk/si/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 Osborne King. 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.

## MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: The Metro Building, 6-9 Donegall Square South, Belfast, BT1 5JA. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.