



**FOR SALE**

**Lindsay House, 10 Callender Street, Belfast, BT1 5BN**

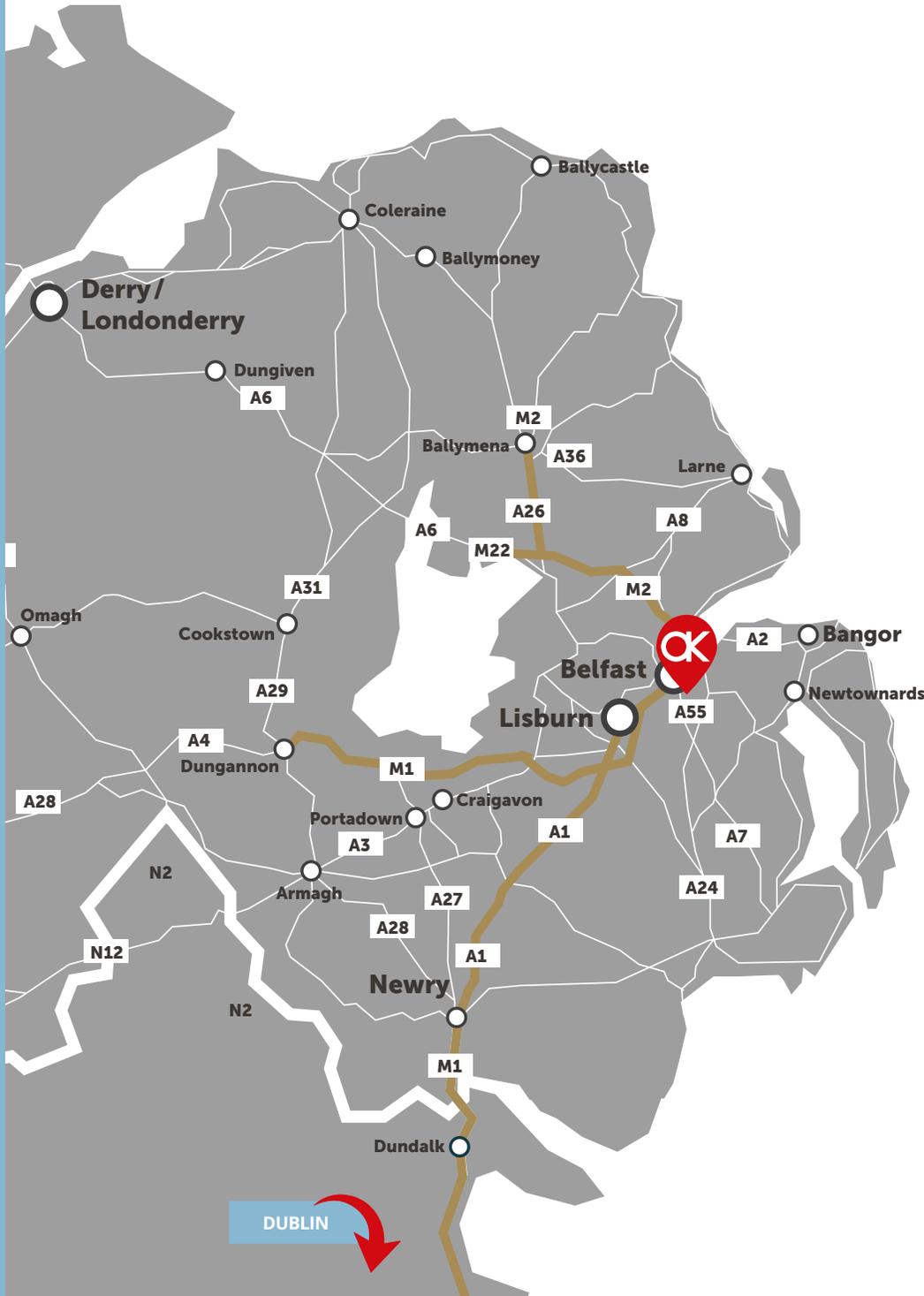
**PRIME CITY CENTRE BUILDING**

# Summary

**Lindsay House offers the opportunity to acquire a significant city centre building suitable for refurbishment/redevelopment in the heart of Belfast.**

- Lindsay House is situated in a busy location close to Belfast city hall
- 33,884 sq ft of upper floor offices and ground floor retail
- Ground floor is occupied by Subway, Tribal Burger and Sew 'n' Sew producing £75,000 per annum.
- 1st - 4th floors vacant office accommodation with typical floor plate of 7,600 sq ft
- 4 onsite car parking spaces
- Offers in excess of £2,975,000, exclusive of VAT, this reflects an attractive capital value of £87.79 per sq ft





# Location

**Belfast is the capital of Northern Ireland with a population extending to approximately 650,000, the 12th largest city in the United Kingdom and second largest on the Island of Ireland, approx. 100 miles North of Dublin.**

Belfast enjoys excellent transport infrastructure and is well connected to the island of Ireland and to mainland UK. George Best Belfast City Airport is located approximately 4 miles (6 km) from the city centre with Belfast International Airport approximately 23 miles (37 km) north-west.

In addition, Belfast has a large commercial port that is also used for passenger ferry services with regular sailings to Scotland, England and Wales. Belfast has good road communications being positioned within close proximity to the M2 linking the North and West of the Province and the M1 which links with Dublin in the South. The two principal railway services in the city centre include Great Victoria Street and Belfast Central, the latter of which provides a direct link with Dublin.

Belfast is a compact, energetic city surpassing the expectations of a traditional regional capital. It has emerged from a challenging past as one of the best cities to live and work in. It is home to a growing population of students, entrepreneurs and two leading universities: Queen’s University Belfast and Ulster University.



George Best  
Belfast City - 4 miles (6 km)  
Belfast International  
Airport- 23 miles (37 km)



Derry/  
Londonderry - 77 miles (113 km)  
Dublin - 106 miles (171 km)



Larne - 22 miles (36 km)  
Belfast - 2.5 miles (4 km)



Dublin  
Under 2 hrs

## Situation

**The subject property occupies a very central position on Callender Street which connects Donegall Square North with Castle Lane in the heart of the commercial core.**

Callender Street is a busy thoroughfare providing access to major retailers Marks and Spencer and Next. Caffe Nero is located at its junction with Chichester Street and O2 at Castle Lane. Callender Buildings which adjoins Lindsay House has seen significant investment with occupiers including Bradbury Art and Roam restaurant.

The redevelopment of the 70,000 sq ft former BHS store on Castle Lane is underway and will be known as 'The Keep', which faces the end of Callender Street and has announced world wide retailer Deichmann as its first tenant.

## Description

- Significant city centre building suitable for refurbishment/ redevelopment
- Dedicated reception lobby for upper floors with lift access
- Ground floor retail/restaurant space fully occupied
- 1st floor currently shell
- 2nd - 4th floors are currently vacant office space



# Accommodation / Tenancy Information



UNIT	TENANT	AREA (SQ FT)	TERM (YRS)	LEASE START	LEASE EXPIRY	NAV	PASSING RENT (PA)
Unit 1	Charlie and Marie McClarnon t/a Sew 'N' Sew	989	3	01/07/2012	30/06/2015	£18,200	£15,000
Unit 2	Burger Republic Callender Limited t/a Tribal Burger	1,797	10	01/10/2018	30/09/2028	£28,200	£35,000
Unit 3	Gerry and Karen Ainsworth t/a Subway	898	10	15/05/2015	14/05/2025	£18,000	£25,000
First Floor	Vacant	7,400				£29,300	
Second Floor	Vacant	7,600				£76,700	
Third Floor	Vacant	7,600				£33,000	
Fourth Floor	Vacant	7,600				£55,300	
		<b>33,884</b>					<b>£75,000</b>

Note: 4 car parking spaces at ground floor level.

## Pricing Proposal

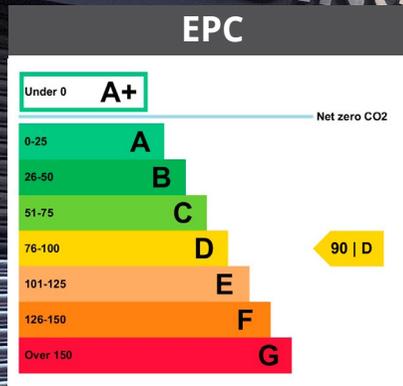
Offers in excess of £2,975,000 (TWO MILLION NINE HUNDRED AND SEVENTY FIVE THOUSAND POUNDS) exclusive of VAT. This reflects an attractive capital value of £87.79 per sq ft.

## Title

Further information is available from our clients solicitors.

## VAT

We understand that the property is registered for VAT.



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