



Part of the
Savills Group



For Sale

Modern Apartment Building
8 no. Units

105-107 University Street
Belfast
BT7 1HE

RESIDENTIAL



For Sale

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Location

105-107 University Street is located in the heart of the Queens Quarter, approximately 10 minutes walk from Belfast City Hall and 5 minutes from Queens University. The area is a popular residential location attracting a high volume of students and young professionals with Botanic Avenue providing a wide range of amenities including popular bars and restaurants. Botanic train station is also easily accessible linking to Belfast Grand Central Station.

Description

The property comprises an attractive block of eight apartments over three stories constructed in 2010. The building is of modern cavity construction with a red brick exterior and pitched roof over laid in tiles. Windows throughout are PVC double glazed with gas fire heating to each apartment.

The ground floor includes a communal lobby area which includes lift and stair access to the upper floors. The apartments are well finished to a modern specification including timber strip flooring, oak doors, fitted kitchens and modern bathrooms.

Accommodation

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

Unit	Bedrooms	LPS Area SQM	EPC Rating
1	2	61	C79
2	3	70.6	C78
3	3	72.6	B82
4	3	72.6	B81
5	3	69	B82
6	3	69	B81
7	3	69	C80
8	3	69	C79

Sale Details

Offers in the region of £1,400,000 exclusive

Rates

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

Unit	Capital Value	Estimated Rates Payable
1	£120,000	£1,151
2	£140,000	£1,343
3	£140,000	£1,343
4	£140,000	£1,343
5	£140,000	£1,343
6	£140,000	£1,343
7	£140,000	£1,343
8	£140,000	£1,343

Rate in the £ for 2025/26: £0.009593

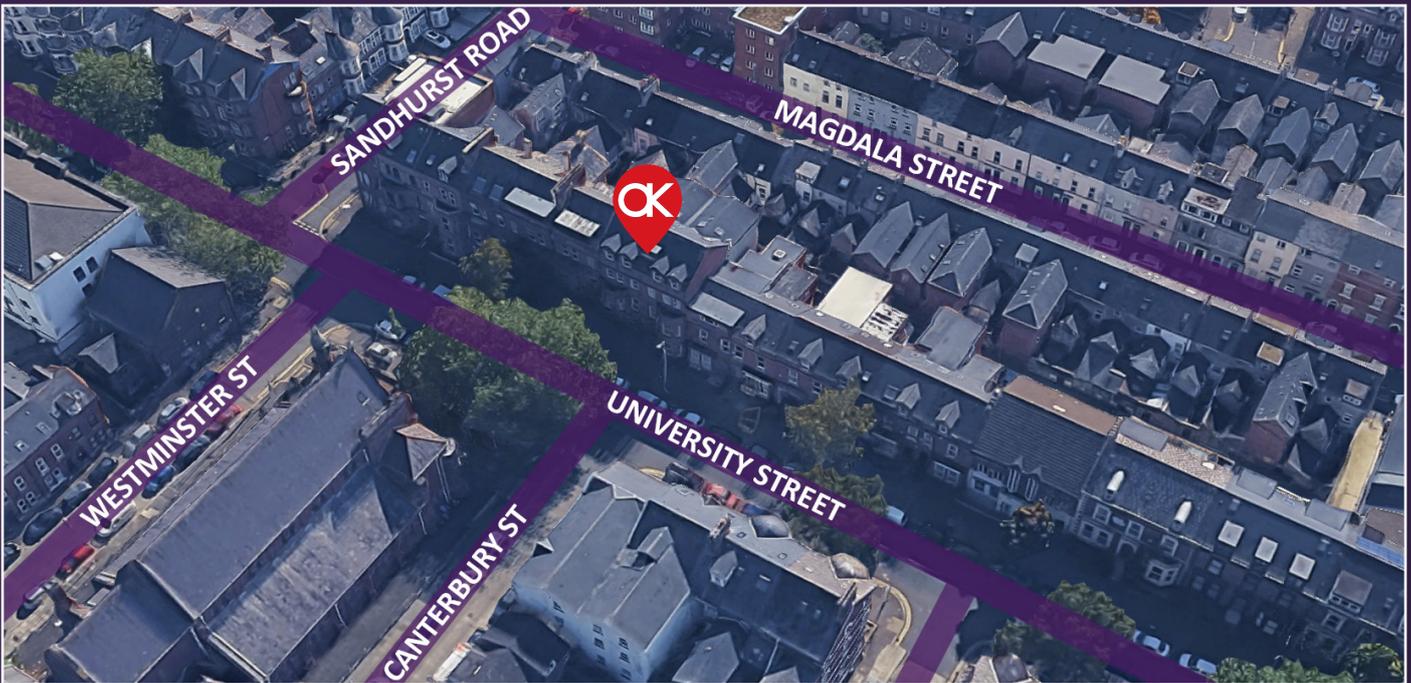
VAT

We understand the property is not elected for VAT. To be confirmed by vendor's solicitor.

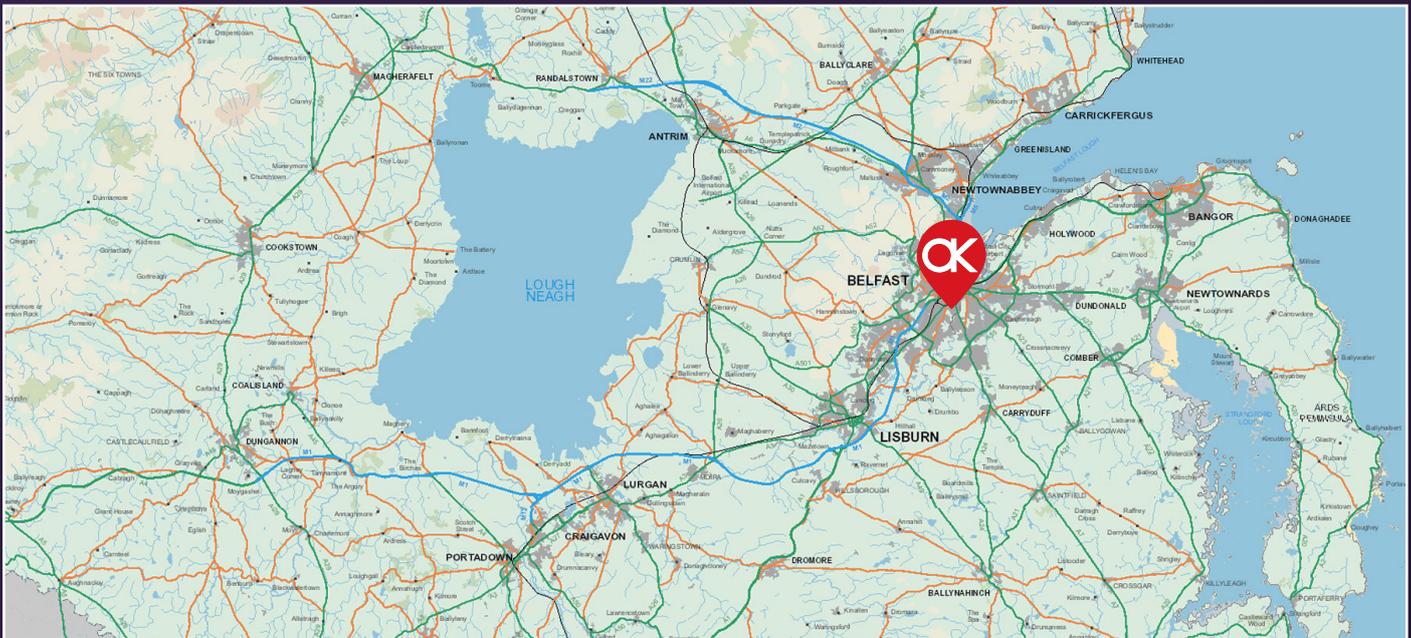
Anti-Money Laundering

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





FOR IDENTIFICATION PURPOSES ONLY



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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: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. 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.