

FOR SALE

3-5 Union Street, Belfast BT1 2JF

CITY CENTRE REFURBISHMENT/ REPURPOSING OPPORTUNITY – C.2,065 SQFT



Commercial Real Estate
From every angle



OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Attractive mid-terrace commercial building with traditional red brick façade

Prominent glazed ground floor frontage providing strong visibility along Union Street

Ground floor retail / office accommodation with self-contained office suites across the upper floors

Total Gross Internal Area (GIA) of c.2,065 sqft (c.191.8 sqm)

Independent access provided to the upper floors

Located on the northern edge of Belfast's city centre

Suitable for owner-occupation, investment or alternative uses (STPP)

To be sold with the benefit of vacant possession

Unconditional offers invited for the long leasehold interest, subject to contract

LOCATION

Occupying a prominent mid-terrace position along Union Street, the property is situated on the northern edge of Belfast city centre. The surrounding area has undergone significant regeneration in recent years and now comprises a vibrant mix of uses including commercial offices, retail premises, hotels, residential accommodation and modern purpose-built student housing.

The property is located within walking distance of Belfast's Cathedral Quarter, widely regarded as one of the city's most vibrant cultural / hospitality districts and also lies in close proximity to the landmark York Street campus of Ulster University, which has significantly enhanced activity and footfall within the immediate area.

The property benefits from excellent connectivity. Union Street is located just off Royal Avenue and Donegall Street, placing it within easy reach of Belfast's principal arterial routes. The nearby Westlink dual carriageway provides direct access to the M1, M2 and M3 motorways, facilitating convenient vehicular connectivity across Greater Belfast and the wider motorway network.

Public transport provision in the vicinity is also strong, with numerous bus services operating from nearby stops along Donegall Street, Royal Avenue and North Street. In addition, the city's main transport hub at Belfast Grand Central Station is located within the city centre and provides an extensive range of rail and bus connections throughout Northern Ireland and beyond.



DESCRIPTION

The property comprises a mid-terrace commercial building arranged over ground floor, an intermediate split-level floor and two upper floors, providing a series of cellular office suites together with ancillary facilities. The building extends to a total Gross Internal Area (GIA) of c.2,065 sqft (c.191.8 sqm).

At ground floor level, the property benefits from a prominent glazed frontage onto Union Street, incorporating two large display windows and a pedestrian entrance leading into a central foyer / reception area. The remainder of the ground floor comprises an open-plan office together with a printing / storage area, a staff kitchenette and WC facilities. Independent access is also provided from the ground floor to the upper levels.

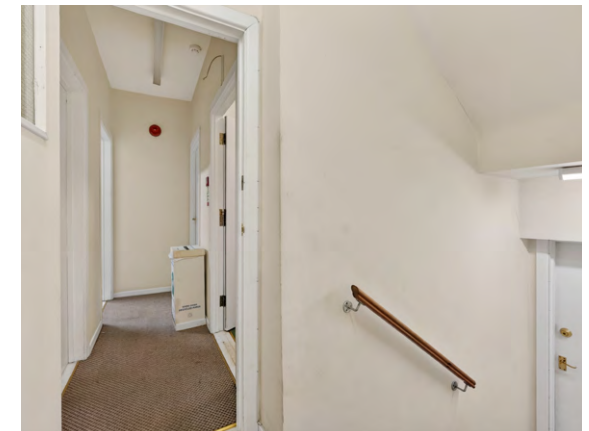
An intermediate split-level floor is positioned between the ground and first floors and comprises a single office suite (currently utilised for storage) together with WC facilities.

The first and second floors provide a range of well-proportioned cellular office suites arranged around a central hallway. A staff kitchenette is located at first floor level, with WC facilities provided on both floors.

The intermediate, first and second floors are accessed via a single internal staircase.

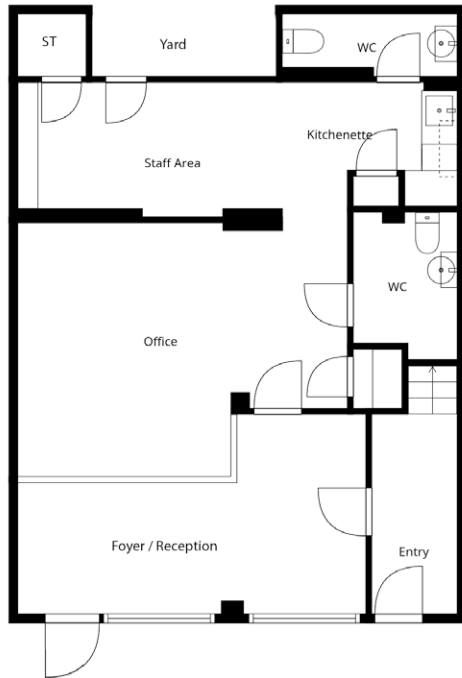
ACCOMMODATION

Floor	sqm	sqft
Ground	71.1	765
Intermediate split level	20.5	221
First	50.4	543
Second	49.8	536
Total	191.8	2,065

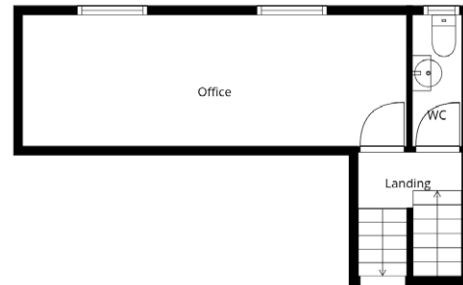




FLOOR PLANS



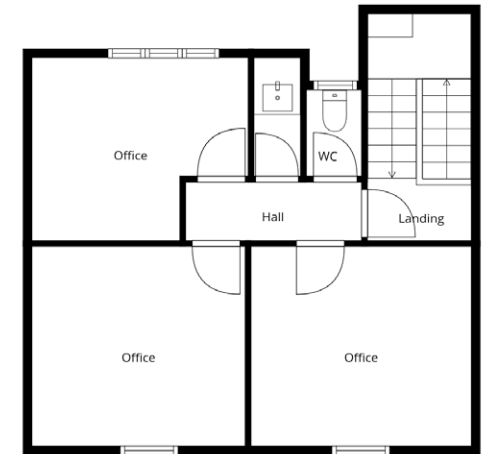
GROUND FLOOR



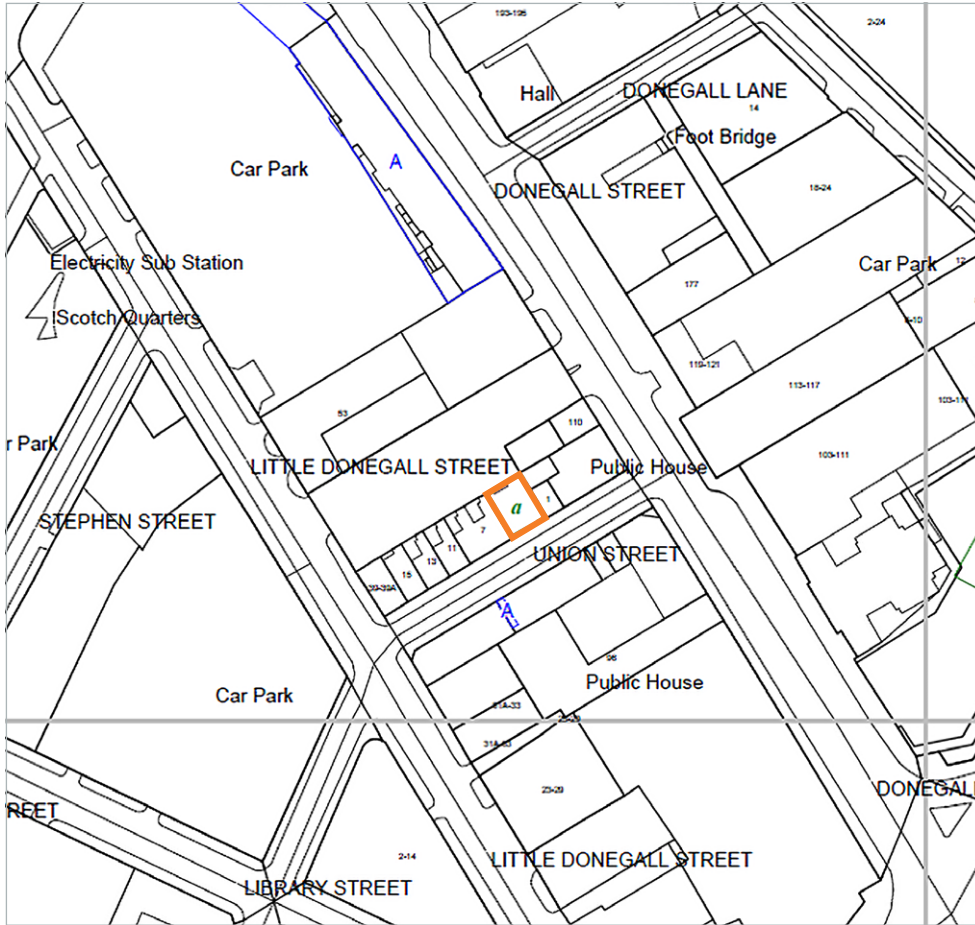
INTERMEDIATE SPLIT LEVEL



FIRST FLOOR



SECOND FLOOR



TITLE

The property is understood to be held on a long leasehold interest for a term of 9000 years from 29 January 1999 under Folio AN280179L. A nominal annual ground rent of £50 is payable.

PRICE

Seeking offers in excess of £300,000, subject to contract.

RATEABLE VALUE

We understand from Land & Property Services that the rates payable are as follows:

Net Annual Value (NAV): £10,700
 Rates Poundage 2025/26: £0.626592
 Rates Payable: £6,705

VAT

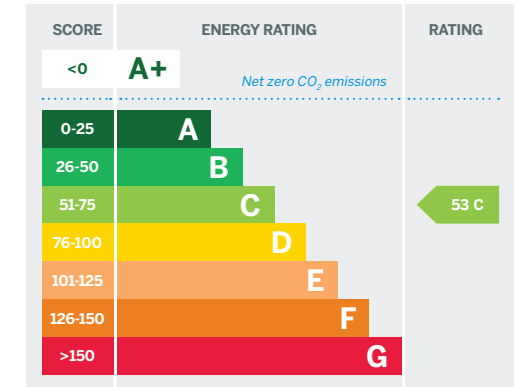
We understand that the property has not been elected for VAT purposes.

VIEWINGS

Internal inspections of the property can be arranged by appointment only with the retained agent.

EPC

The property has an energy efficiency rating of 53 C. A copy of the full certificate can be made available upon request.



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 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. 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 Ambit CRE. 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 25324



Commercial Real Estate
From every angle

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