



FOR SALE

Donaldson & Lyttle Building
68–72 Great Victoria Street, Belfast BT2 7SL

**PROMINENT INVESTMENT / REDEVELOPMENT OPPORTUNITY WITH
EXISTING INCOME AND FULL PLANNING PERMISSION FOR 28 APARTMENTS**

Property outline for indicative purposes only



Commercial Real Estate
From every angle

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PROMINENT INVESTMENT / REDEVELOPMENT OPPORTUNITY WITH EXISTING INCOME AND FULL PLANNING PERMISSION FOR 28 APARTMENTS

Features

Five-storey city centre building

Prominent corner position at Great Victoria Street / Bruce Street

Total floor area of c.23,903 sqft (2,221 sqm)

Full planning permission for conversion / extension to provide 28 apartments

Vacant upper-floor space and flexible third-floor occupation support the consented residential conversion

Existing income from ground and first-floor occupiers

Adjoining off-street car parking area providing approximately seven spaces

Exceptional location within close proximity to Belfast Grand Central Station

Offers significant asset management / redevelopment potential

LOCATION

Situated at the junction of Great Victoria Street and Bruce Street, the property occupies a prominent position within Belfast city and the established Linen Quarter.

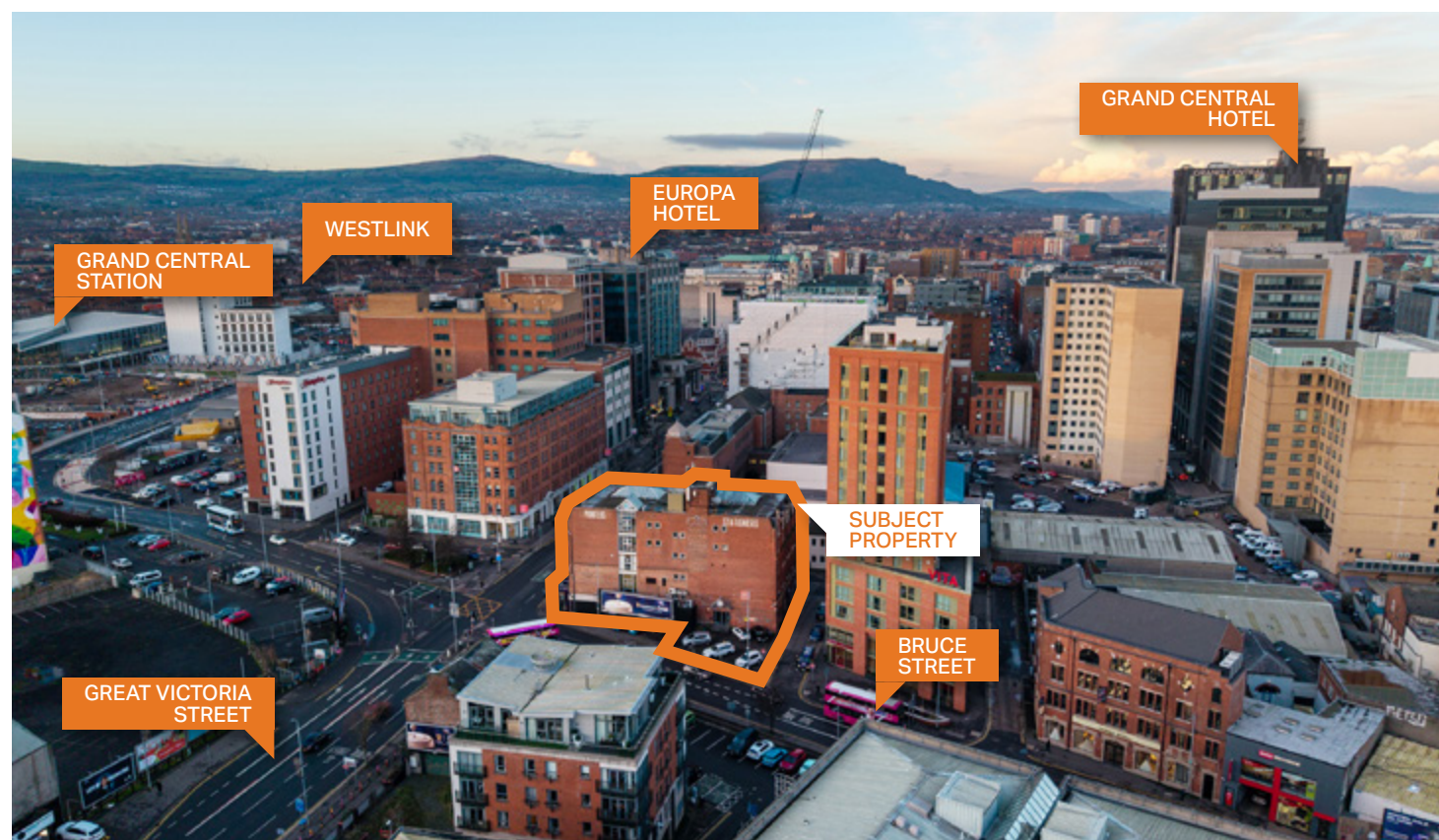
The property is located in close proximity to Belfast Grand Central Station, the city's principal integrated transport hub, which provides extensive rail and bus services across Northern Ireland, together with regular and direct rail connections to Dublin. The

nearby Westlink also provides convenient access to the M1 and M2 motorway networks and the wider regional road network.

The surrounding area is mixed-use in character and has benefited from significant investment and regeneration in recent years. A wide range of commercial, residential, hotel, leisure and entertainment uses are located nearby, including the Grand Opera House, Grand Central Hotel, Belfast City Hall and Victoria Square Shopping Centre.

Given its central location, Belfast's principal business, retail and leisure districts are readily accessible on foot, together with a wide range of restaurants, bars and other amenities throughout the Linen Quarter and wider city centre. Both Belfast City Airport and Belfast International Airport are also easily accessible by road and public transport.

Property outline for indicative purposes only



DESCRIPTION

The property comprises a five-storey mixed-use building occupying a prominent corner position at the junction of Great Victoria Street and Bruce Street.

The building is of traditional red brick construction beneath a pitched and partially flat roof and provides a total of c.23,903 sqft (2,221 sqm) of accommodation.

Internally, the property is arranged over ground and four upper floors, with the upper levels providing generally regular floorplates benefiting from good levels of natural light from windows along the principal elevations. The accommodation is predominantly open plan in configuration, together with ancillary cellular areas, WCs and service accommodation.

Part of the first floor and the second and fourth floors are vacant. Ten Foundations occupies the third floor under a tenancy at will terminable on demand, providing flexibility to progress the consented residential conversion scheme.

Vertical circulation is provided by passenger lifts and multiple internal staircases serving the building, with additional means of escape provided throughout. The existing layout

provides flexibility for continued commercial occupation, refurbishment or alternative use, subject to the necessary consents.

Externally, the property benefits from an adjoining off-street car parking area providing approximately seven spaces, accessed from Little Victoria Street. Telecommunications equipment is also located at roof level, further details of which are available upon request.



EXTERNAL GALLERY



TENANCY SCHEDULE

DESCRIPTION	TOTAL AREA (SQFT)	TENANT	LEASE DETAILS				RENT (PER ANNUM)
			Commencement	Expiry	Break	Lease/Occupational Status	
Ground Floor							
Unit 1	376	HBTk Hair	01/02/2017	31/01/2027	—	Licence	£7,000.00
Unit 1A	376	Zach's Barbers	01/07/2017	30/06/2022	—	Overholding	£6,000.00
Unit 2	1,097	Hope Street	01/01/2017	31/03/2026	—	Overholding	£17,250.00
Units 6, 7 & 8	2,782	Ginger	01/03/2017	29/02/2032	—	Lease	£44,000.00
Ground & First							
Part Ground Part 1st Floor	2,875	Nu Delhi	21/08/2018	01/02/2038		Lease	£42,000.00
First							
Part 1st Floor	1,844	—	—	—	—	Vacant	—
Second							
2nd Floor	4,916	—	—	—	—	Vacant	—
Third							
3rd Floor	5,014	Ten Foundations Charity	01/04/2019	—	—	Tenancy at Will	£1.00
Fourth							
4th Floor	4,623	—	—	—	—	Vacant	—
Roof							
Telecommunications equipment	—	Vodafone Limited	05/04/2001	04/04/2016	—	Overholding	£7,732.43
Total	23,903						£123,983.43

PLANNING

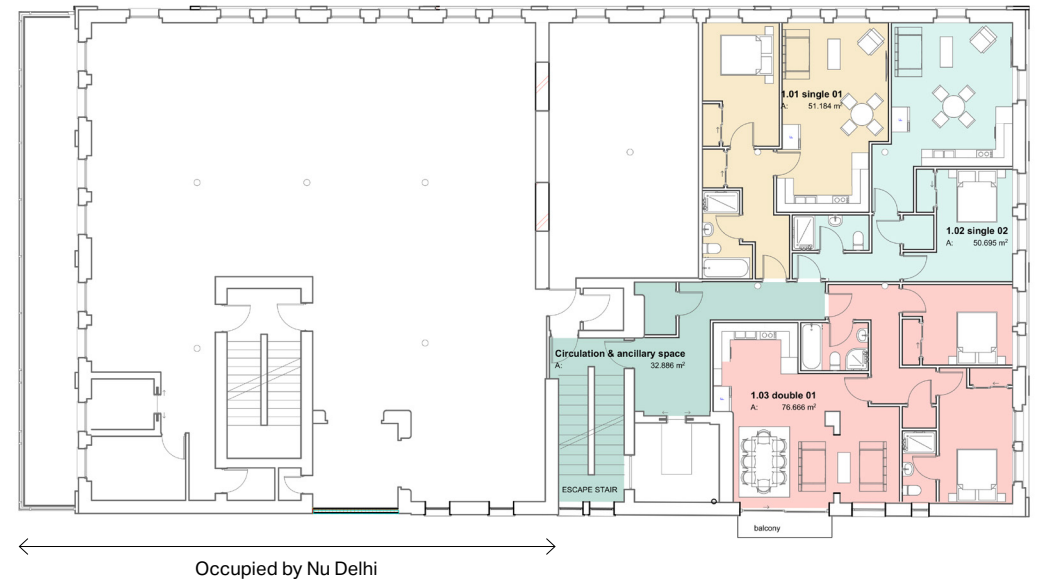
The property benefits from full planning permission (Ref: LA04/2020/2199/F) for the change of use of part of the first floor and the entirety of the second, third and fourth floors from office accommodation to provide 26 residential apartments, together with the construction of two new penthouse apartments at fifth-floor level, providing 28 apartments in total.

The consented scheme comprises a mix of one and two-bedroom apartments, together with two larger three-bedroom penthouses. The proposals also incorporate private balconies and terraces to a number of apartments, together with associated circulation, servicing, cycle storage and ancillary accommodation.

The approved scheme provides 19,794 sqft (1,838.9 sqm) of residential accommodation, with apartment sizes ranging from 502 sqft to 1,234 sqft. The existing commercial accommodation at ground and part first-floor levels is retained as part of the proposals.

Further information relating to the proposed scheme is included within the data room.

APPROVED FIRST FLOOR



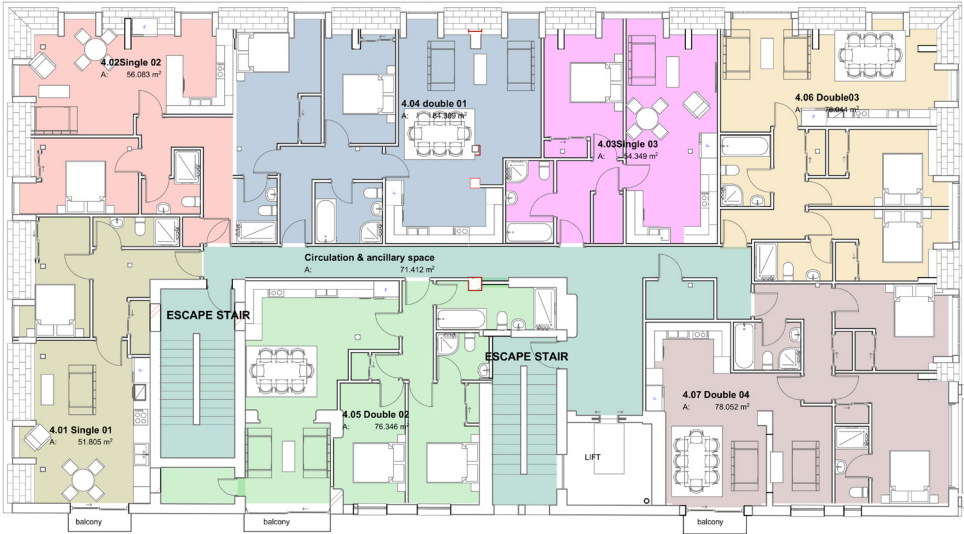
APPROVED SECOND FLOOR



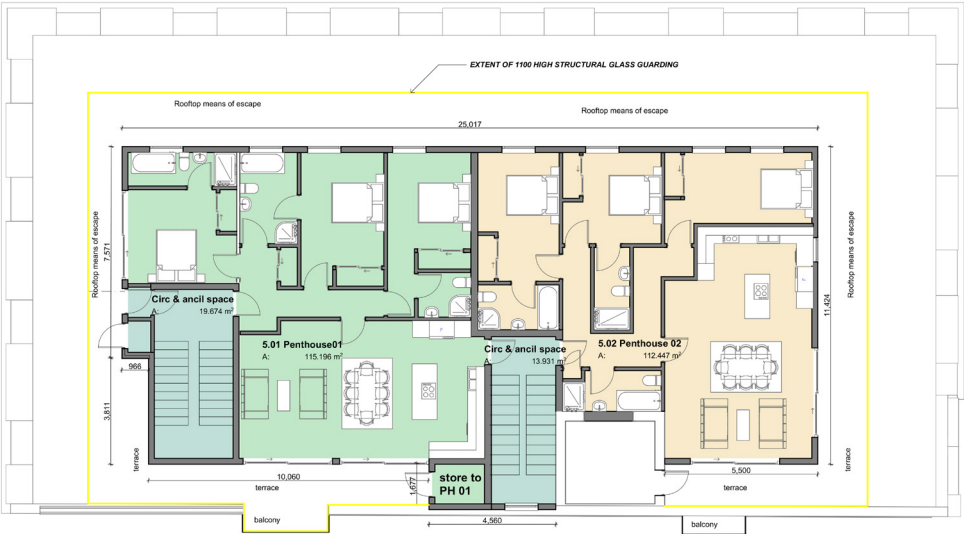
APPROVED THIRD FLOOR



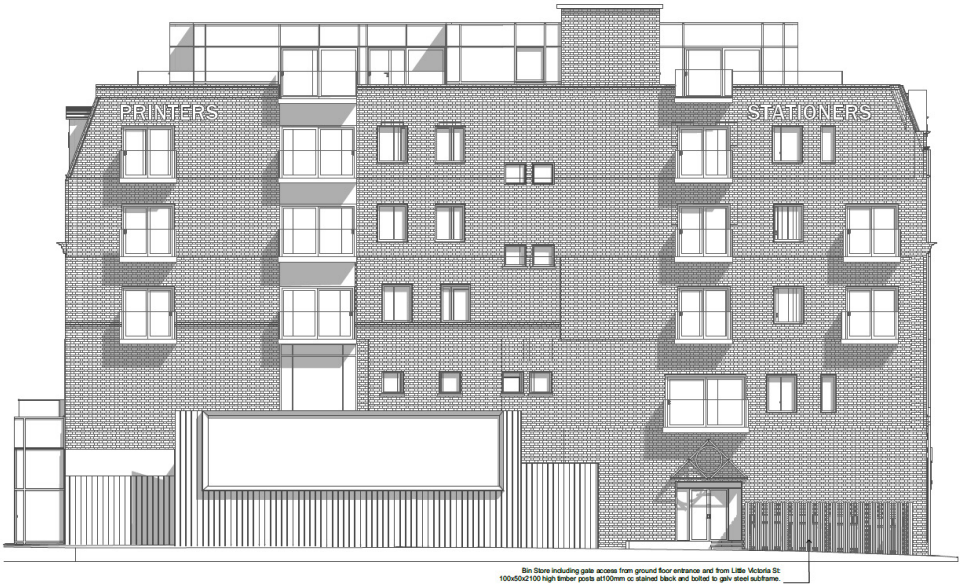
APPROVED FOURTH FLOOR



APPROVED FIFTH FLOOR



BRUCE STREET ELEVATION



GREAT VICTORIA STREET ELEVATION



APPROVED RESIDENTIAL ACCOMMODATION SCHEDULE

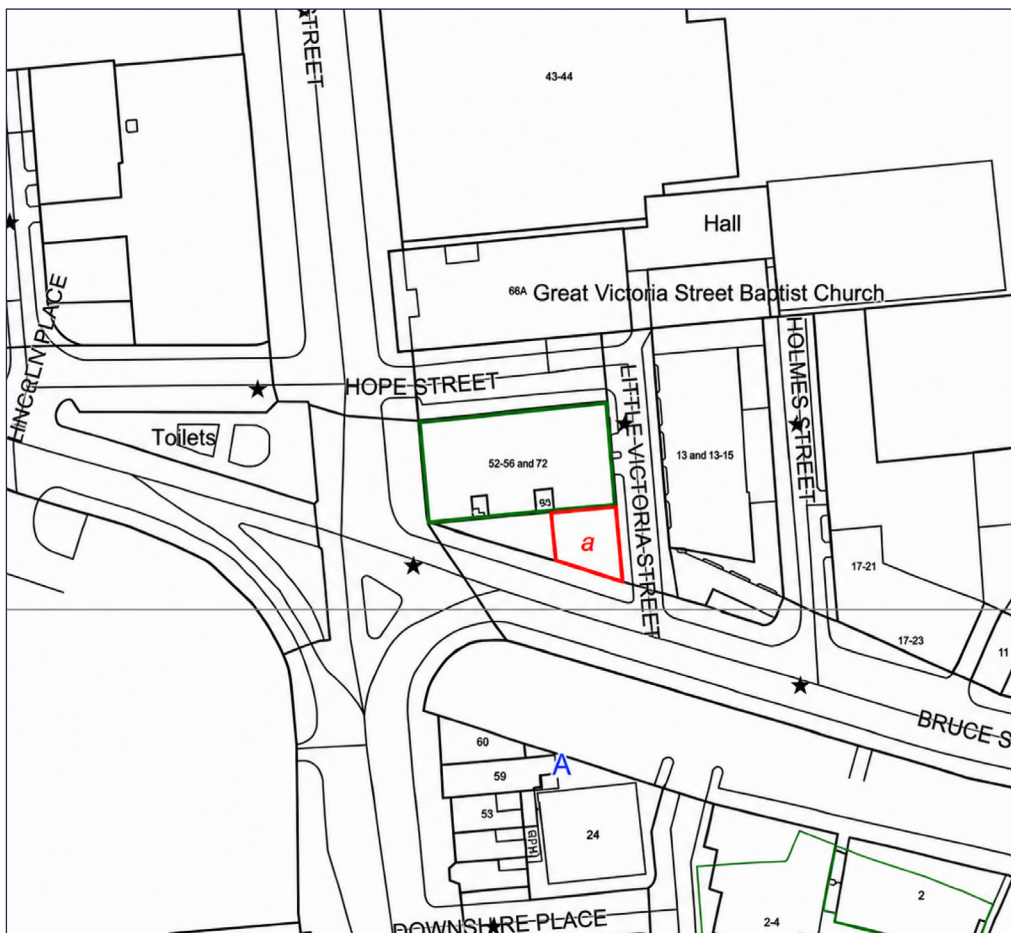
APARTMENT NUMBER	TYPE	OUTSIDE SPACE	SIZE (SQM)	SIZE (SQFT)
First Floor				
1.01	1B2P	Balcony	51.2	551
1.02	1B2P	-	50.7	546
1.03	2B4P	-	76.7	825
Second Floor				
2.01	1B2P	Balcony	53.4	575
2.02	1B2P	-	50.6	545
2.03	1B2P	-	48.6	523
2.04	1B2P	Balcony	48.0	516
2.05	1B2P	Balcony	47.8	514
2.06	2B4P	-	76.3	821
2.07	2B4P	Balcony	75.1	809
2.08	2B4P	-	75.1	809
Third Floor				
3.01	1B2P	Balcony	55.4	596
3.02	1B2P	-	52.5	565
3.03	1B2P	-	49.3	531
3.04	1B2P	Balcony	46.6	502
3.05	1B2P	Balcony	47.8	515
3.06	2B4P	-	77.5	834
3.07	2B4P	Balcony	76.2	821
3.08	2B4P	-	77.4	833
Fourth Floor				
4.01	1B2P	Balcony	51.8	558
4.02	1B2P	-	55.2	594
4.03	1B2P	-	54.4	585
4.04	2B4P	-	84.3	908
4.05	2B4P	Balcony	76.2	821
4.06	2B4P	-	76.0	818
4.07	2B4P	Balcony	77.7	836
Fifth Floor				
5.01	3B6P	Terrace / Balcony	114.7	1,234
5.02	3B6P	Terrace / Balcony	112.5	1,211
Total			1,838.9	19,794

HOPE STREET ELEVATION



LITTLE VICTORIA STREET ELEVATION





TITLE

The property is held under two separate registered titles. The principal building is held by way of a long leasehold interest, with the adjoining car parking area held freehold.

Further title information is available within the data room.

PRICE

We are instructed to seek offers in the region of £2.0 million, exclusive.

VAT

VAT has been charged on rents at the property. The vendor is taking steps to notify HMRC of its historic option to tax. The VAT treatment of the sale, including whether it qualifies as a transfer of a going concern, will be confirmed by the parties' solicitors.

FIXED CHARGE RECEIVER

We are appointed to market and dispose of the property on behalf of Fixed Charge Receivers. No liability or warranty is accepted by the Receivers in respect of the information provided and interested parties should satisfy themselves in respect of all matters relating to the property.

DATA ROOM

A comprehensive data room containing title information, leases and occupational documentation, planning information, floor plans, a building survey and other relevant property information will be made available to genuinely interested parties upon request.

EPC

The property has an EPC rating of E101. A copy of the full certificate is available within the data room.

SCORE	ENERGY RATING	RATING
<0	A+	Net zero CO ₂ emissions
0-25	A	
26-50	B	
51-75	C	
76-100	D	
101-125	E	101 E
126-150	F	
>150	G	

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/ukfsi/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. **Please Note** The Directors of Ambit CRE for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Ambit CRE has any authority to make or give any representation or warranty whatever in relation to the property. REF 25847



Commercial Real Estate
From every angle

FOR MORE INFORMATION

George Jolliffe
+44 (0)28 9050 1501
+44 (0)7718 493 197
gjolliffe@ambit-cre.com

AMBIT CRE

3rd Floor, Montgomery House
29-33 Montgomery Street
Belfast BT1 4NX

+44 (0)28 9050 1501
property@ambit-cre.com

VIEWING

Viewing is strictly
by appointment
with the sole agent
Ambit CRE

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