

9-11 Corporation Square, Belfast, BT1 3AJ

For Sale

Self-contained office building extending to 4,914 sq ft with on-site car parking. Part income producing.



Lambert
Smith
Hampton

Summary

- Self-contained office building extending to c. 4,914 sq ft;
- Situated on Corporation Square opposite the Belfast Harbour Commissioner's office;
- Located in an area which has undergone and will continue to undergo major regeneration;
- The premises is currently part income producing with EGH (NI) Ltd paying £14,000 per annum on the third Floor. The ground, first and second floors will be sold with vacant possession;
- Offers are invited in the region of **£615,000 (Six Hundred and Fifteen Thousand Pounds Sterling) exclusive**.

Location

The subject property is located in a prominent position on Corporation Square, approximately 1km north of Belfast City Centre and directly opposite the Belfast Harbour Commissioner's office. Sinclair Seamen's Presbyterian Church is on the corner of Corporation Square and Corporation Street. The property has convenient access to the M2 and M3 Motorways and also the M1 Motorway via the Westlink.

Description

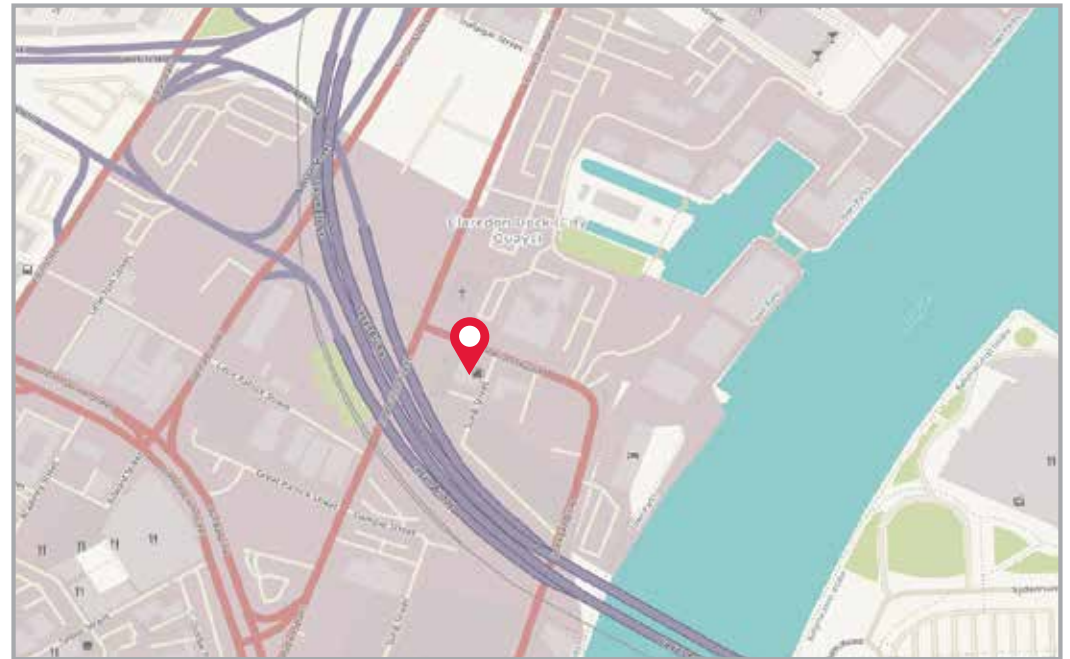
The subject property is a four storey purpose-built office building fronting on to Corporation Square with a vehicular entrance from Tomb Street. The property is a mid-terrace building of steel-frame construction with concrete blocks and a screed finish to the frontage. The ground floor unit has its own dedicated entrance and a PVC coated aluminium framed shop front. There is a separate access off Corporation Square, with an intercom system, leading to a communal 8 person lift and stairwell which services all of the upper floor office units. There is own door access on each level and the building benefits from two car parking spaces accessed via roller shutter door.

The open plan offices are similarly finished on all levels with carpeted floors, plastered and painted walls, suspended ceilings, flush fluorescent box lighting and perimeter wall trunking. Each floor has toilet facilities.

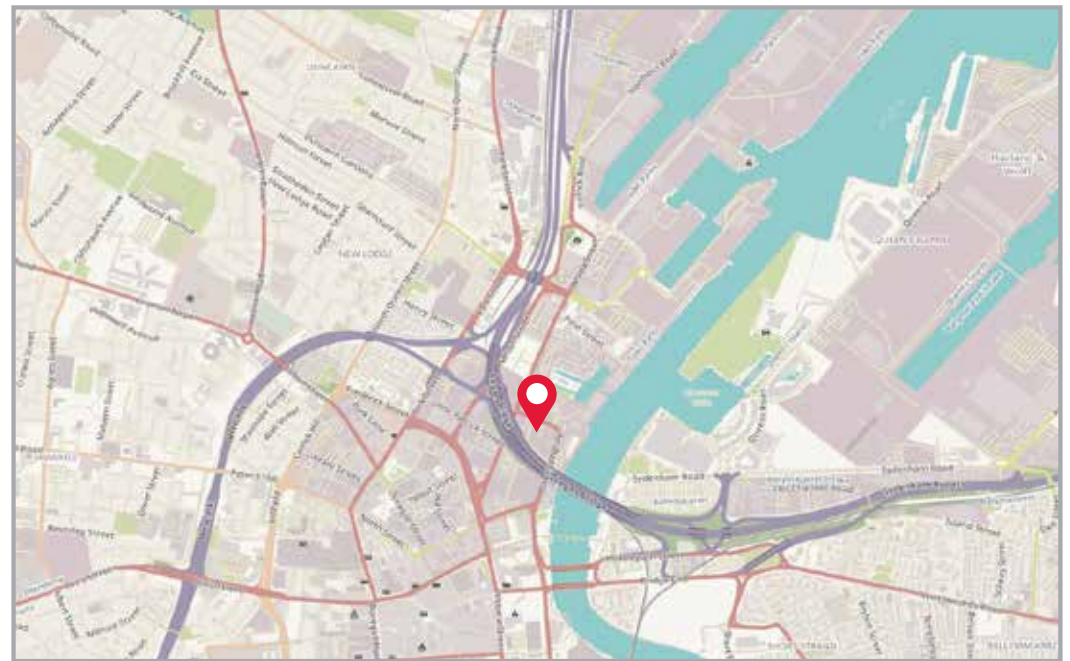
Ground, first and second floors are all to be sold with vacant possession however the third floor is currently leased to EGH (NI) Ltd producing an annual income of £14,000. Further details around the tenancy are contained in the 'Tenancies' section of this brochure.

Port Overview

Belfast Harbour is Northern Ireland's principle maritime gateway and logistics hub, serving the Northern Ireland economy and increasingly that of the Republic of Ireland. Around 60% of Northern Ireland's seaborne trade and 20% of the entire island's trade is handled at the harbour, handling around 19 million tonnes of cargo per annum and receiving over 5,000 vessels each year.



For Indicative Purposes Only



Schedule of Accommodation

	Sq Ft	Sq M
Ground Floor	730	67.8
First Floor	1,538	142.9
Second Floor	1,293	120.1
Third Floor	1,353	125.7
Total	4,914	125.7

Tenancies

Description	Tenant	Start Date	End Date	Current Rent	Total Floor Area
Third Floor	EGH (NI) Ltd	7 Dec 18	6 Dec 21	£14,000 pa	1,353 sq ft

NB the ground, first and second floors all benefit from vacant possession. A copy of the lease to EGH (NI) Ltd is available upon request. Please contact the agent for further information.



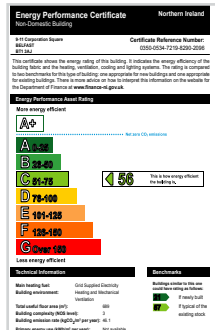
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Tenure

The property is held freehold.

Energy Performance Certificate

The property benefits from an EPC rating of C56 and the Energy Performance Certificate is available upon request.









Rates

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

Ground Floor

Net Annual Value: £8,400
Non Domestic Rate £ 20/21: £0.5381
Rates Payable: £4,520 pa

Second Floor

Net Annual Value: £15,600
Non Domestic Rate £ 20/21: £0.5381
Rates Payable: £8,395 pa

First Floor

Net Annual Value: £15,600
Non Domestic Rate £ 20/21: £0.5381
Rates Payable: £8,395 pa

Third Floor

Net Annual Value: £14,500
Non Domestic Rate £ 20/21: £0.5381
Rates Payable: £7,803 pa

Total

NAV: £54,100
Non Domestic Rate £ 20/21: £0.5381
Rates Payable: £29,115

Price

Offers are invited in the region of **£615,000 (Six Hundred and Fifteen Thousand Pounds Sterling) exclusive.**

Stamp Duty

This will be the responsibility of the purchaser.

Value Added Tax

We are advised that the subject premises is VAT registered and therefore VAT will be charged in addition to the prices quoted.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert
Smith
Hampton**

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