

# Lisney

TO LET:

Prominent City Centre  
Retail Accommodation

**GROUND FLOOR, THE TANNERY BUILDING,  
KING STREET, BELFAST, BT1 1GJ**

## CONTACT

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## BRIEF

- Prominent City Centre ground floor retail unit totalling 5,205 sq. ft.
- Suitable for a wide variety of uses, subject to planning
- Two minutes walk from prime Donegall Place
- Adjacent to Castle Court Shopping Centre, Hotel Ibis and a major City Centre taxi hub
- Abundance of nearby surface and multi-storey car parking



LOCATION

The development occupies a prominent City Centre location at the junction of King Street and Castle Street.

The subject property lies adjacent to Castle Court Shopping Centre and adjoining multi-storey car park which is one of Northern Ireland’s major retail schemes.

Castle Street benefits from considerable levels of footfall and acts as a busy pedestrian thoroughfare connecting the City Centre to the West of the City.

DESCRIPTION

The Tannery Building is a mixed use development comprising a basement taxi station, ground floor retail accommodation, 34 no. apartments above and an adjoining seven-storey public car park with c. 611 spaces.

Neighbouring occupiers include Iceland Frozen Foods, Poundstretcher, Ladbroke’s and a 124 bed Ibis Hotel.

AERIAL



The Directors of Lisney 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 Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

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FLOOR AREA

Total Floor Area:  
Ground Floor: 5,205 sq ft | 2483.56 sq m

REPAIRS & INSURANCE

The lease will be offered on effectively Full Repairing and Insuring terms by way of service charge recovery.

EPC - D88

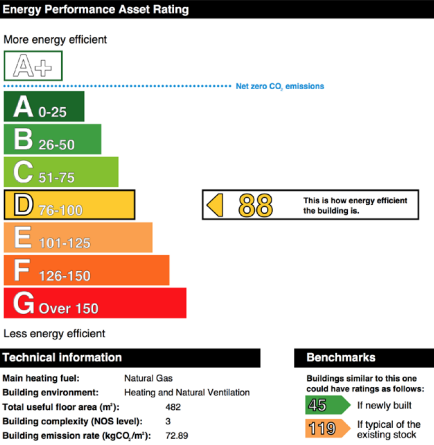
Energy Performance Certificate

Northern Ireland

51 King Street  
BELFAST  
BT1 6AA

Certificate Reference Number:  
9660-3019-0174-0090-9225

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website [www.ept.dfpni.gov.uk](http://www.ept.dfpni.gov.uk).



RATES

We understand that the property has been assessed for rating purposes as follows:-

NAV: £56,800

Rates Payable 16/17: £33,092

RENT

£60,000 per annum excl.

TERM

By way of negotiation

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT

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