

**Lisney**

FOR SALE:

Modern Office Building c. 1,438 sq. ft. With Residential Potential  
(Subject to Planning Permission)

89 UNIVERSITY STREET, BELFAST,  
BT7 1HP

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## CONTACT

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## BRIEF

- Purpose built office building
- Desirable edge of city location
- Excellent local amenities





LOCATION

*The subject property occupies a desirable and convenient edge of city location, approximately 1.0 mile south of Belfast city centre.*

The property is located in close proximity to Queens University and is well served by local amenities such as coffee shops, restaurants, hotels and pubs offered on University Street and Botanic Avenue.

The immediate area is characterised by a mix of professional office, educational, residential, retail and leisure uses.

DESCRIPTION

*The subject property comprises a modern three storey, mid terrace, purpose built office building , unlike the majority of existing office stock in the locality.*

The property comprises c. 1,428 sq. ft. of accommodation which is arranged over 3 no. private office suites. Internally the space has been fitted to the following specification:-

- Suspended ceilings
- Carpeted flooring
- Recessed lighting
- Perimeter trunking
- Double glazed windows
- Intercom access

IMAGES



ACCOMMODATION

Area	Sq. M.	Sq. Ft.
Ground Floor	48.14	518
First Floor	43.32	466
Second Floor	42.15	453
Total	133.61	1,438

EPC

Energy Performance Certificate

Northern Ireland

89 University Street  
BELFAST  
BT7 1HP

Certificate Reference Number:  
9549-3065-0437-0400-1105

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 website of the Department of Finance at [www.finance-ni.gov.uk](http://www.finance-ni.gov.uk).

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

80

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:

Grid Supplied Electricity

Building environment:

Heating and Mechanical Ventilation

Total useful floor area (m²):

120

Building complexity (NOS level):

3

Building emission rate (kgCO<sub>2</sub>/m² per year):

62.95

Primary energy use (kWh/m² per year):

355.52

Benchmarks

Buildings similar to this one could have rating as follows:

25

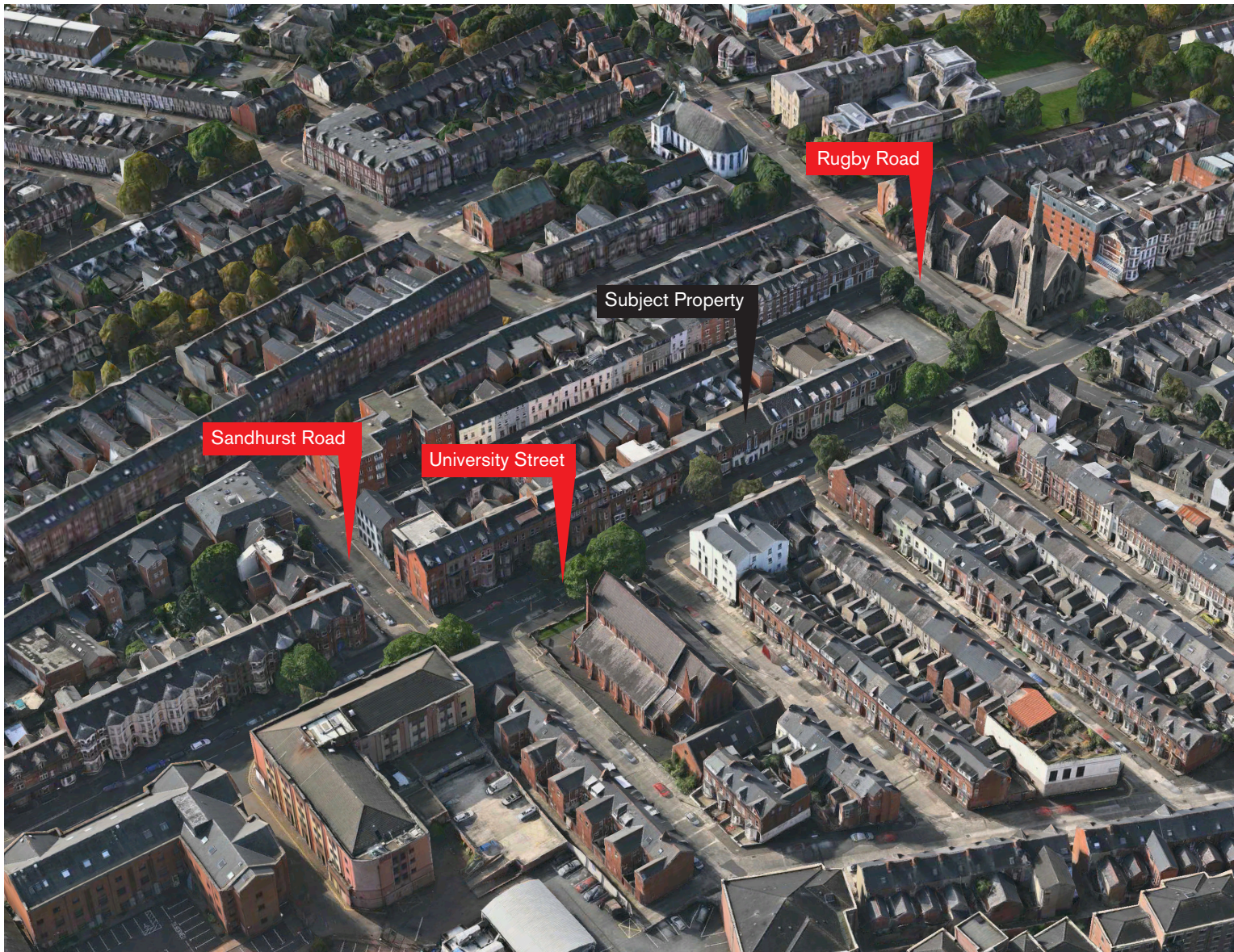
If newly built

66

If typical of the existing stock



## AERIAL



## ASKING PRICE

*Offers in the region of £175,000 are invited.*

## TITLE

*We understand the property is held freehold.*

## STAMP DUTY

*If applicable, will be the responsibility of the purchaser.*

## VAT

*We have been advised that the property is not currently elected for VAT to be charged on the purchase price.*

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