

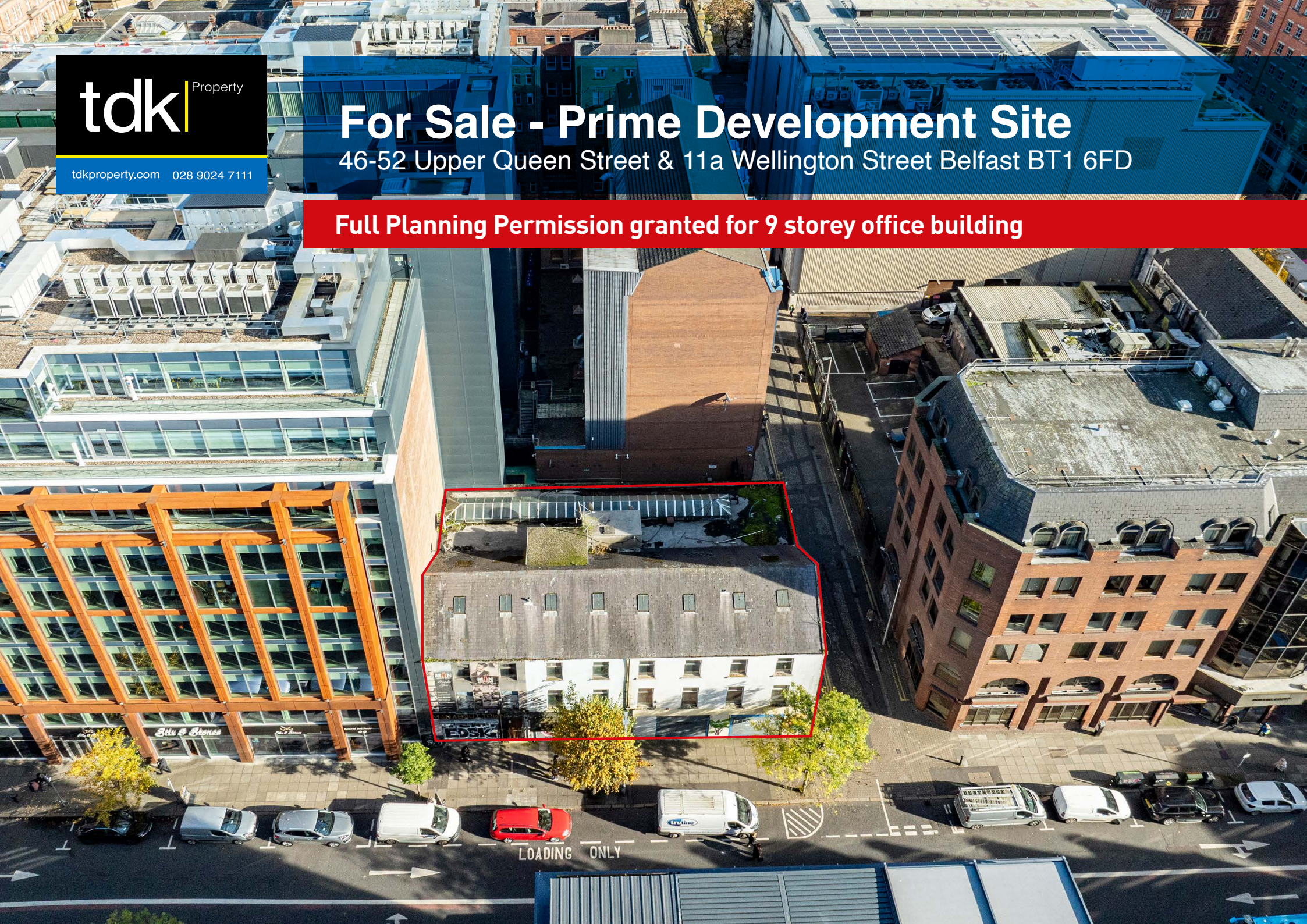
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For Sale - Prime Development Site

46-52 Upper Queen Street & 11a Wellington Street Belfast BT1 6FD

Full Planning Permission granted for 9 storey office building



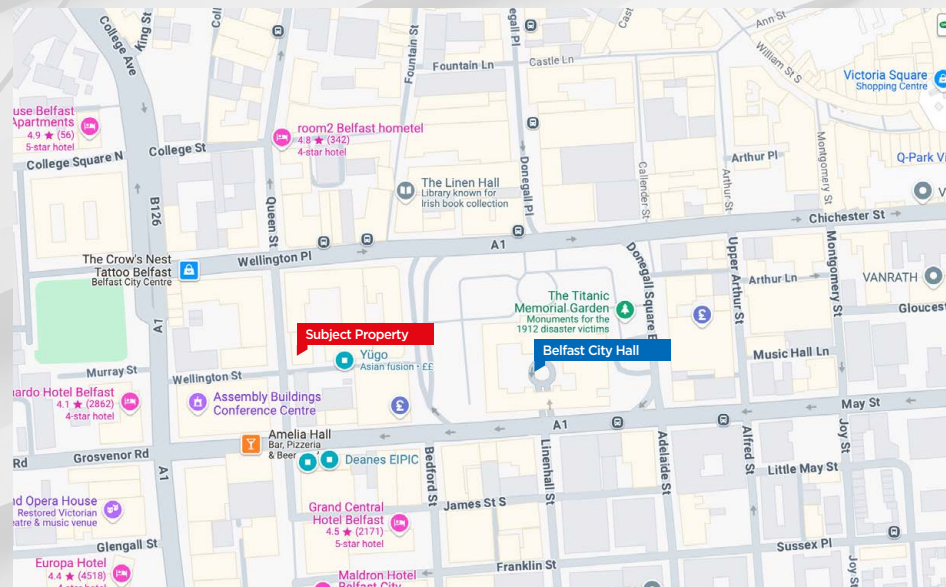
PROPERTY SUMMARY

- Full Planning permission granted for 9 storey office building
- NI Water and NI Electricity connections APPROVED
- Alternative uses possible (STPP) – BTR, Hotel, Aparthotel, short term lets
- Located within Belfast's premier commercial district
- Sold with the benefit of Vacant Possession
- Unconditional offers invited for the freehold interest in the property

LOCATION

The site is located one block from Belfast City Hall/Donegall Square, on the corner of Upper Queen Street and Wellington Street, in arguably the most advantageous location in Belfast City Centre. Adjacent occupiers include Urban HQ (serviced offices) and PwC (Merchant Square).

The location benefits from excellent public transport links, with buses, the Glider, and the new transport hub, all within a short distance.





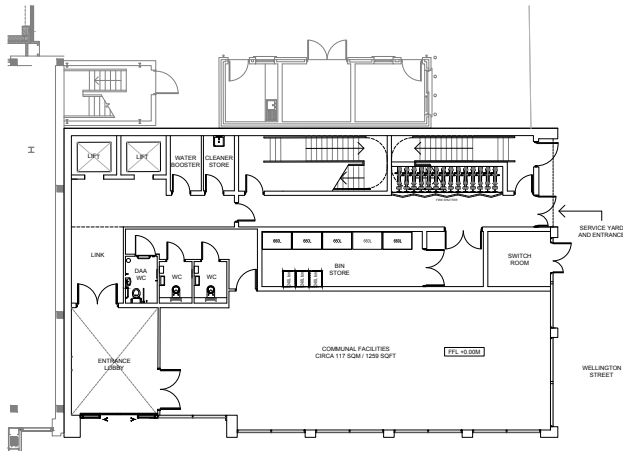
GRAND CENTRAL

CGI



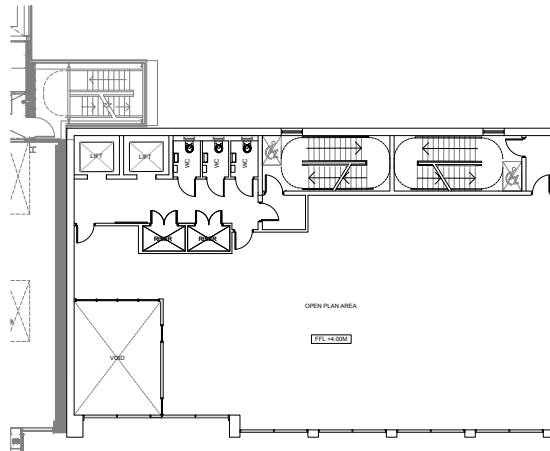
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FLOOR PLANS

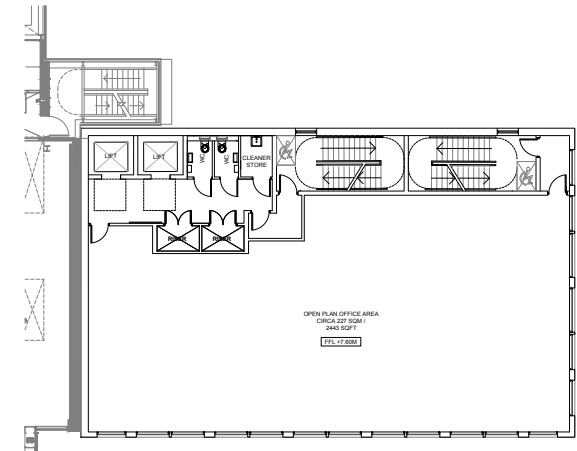


Ground Floor Plan

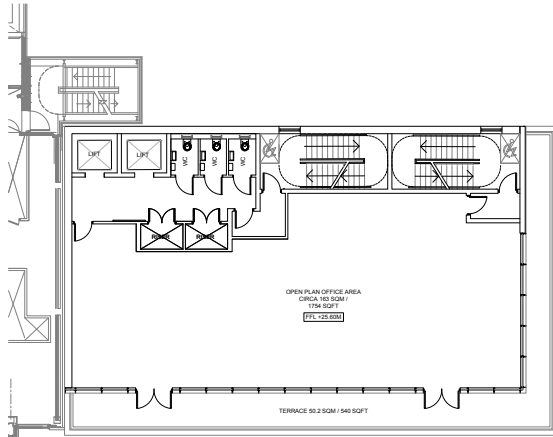
UPPER QUEEN STREET



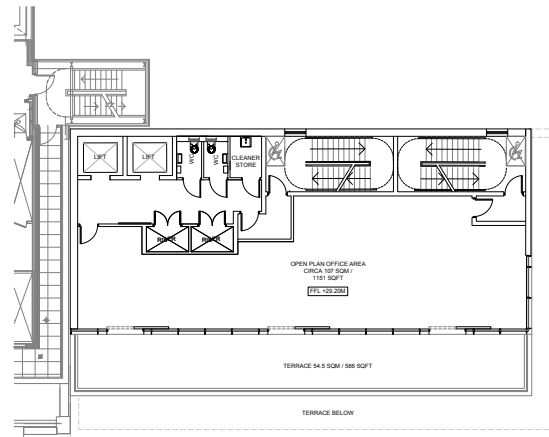
First Floor Plan



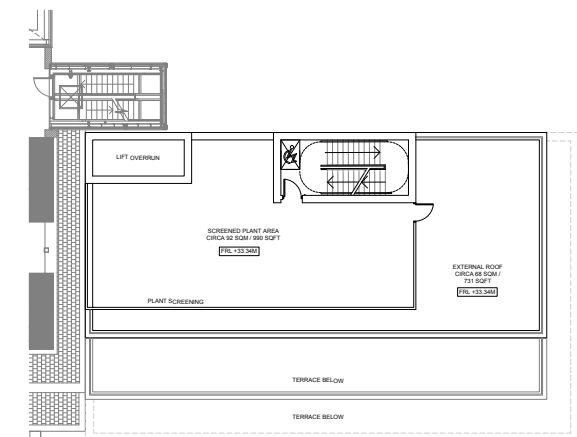
Second - Sixth Floor Plan



Seventh Floor Plan



Eighth Floor Plan



Proposed Roof Plan

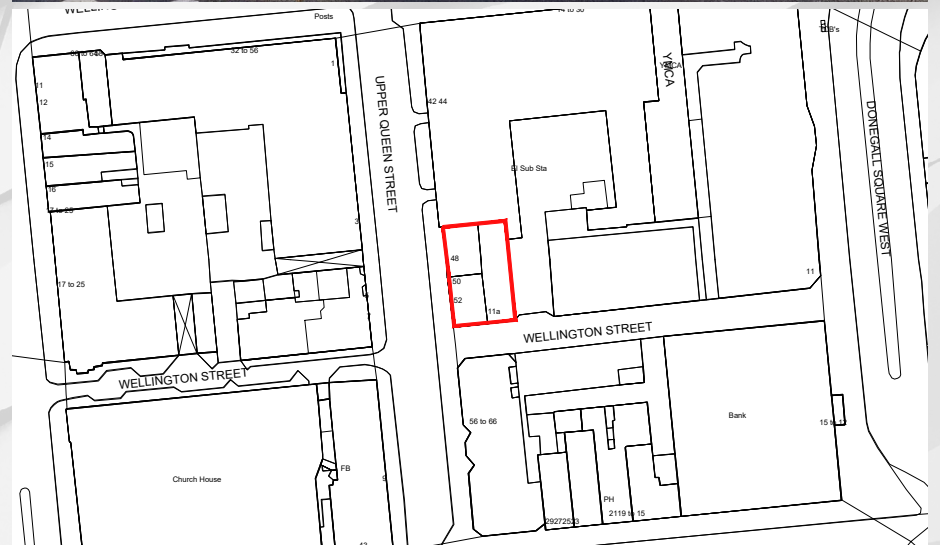


PLANNING

The site has full planning permission, granted on the 22nd March 2023, for a 9-storey office building.

Planning information is available online through on the NI Planning Portal using reference LA04/2022/0717/F or clicking this link - [Planning Link](#)

Floor	Net Internal Area (Sq Ft)
Ground Floor	1,259
First Floor	1,507
Second Floor	2,443
Third Floor	2,443
Fourth Floor	2,443
Fifth Floor	2,443
Sixth Floor	2,443
Seventh Floor	1,754
Eight Floor	1,420
Roof Terrace	
Total	15,389



RATEABLE VALUE

46 Upper Queen Street	NAV £5,400
48 Upper Queen Street	NAV £7,950
52 - 54 Upper Queen Street.....	NAV £14,100
11A Wellington Street	NAV £11,000

PRICE

Price on Application - Prospective purchasers should make contact with the retained agents below to discuss the Vendor's aspirations with regards to pricing.

EPC

TBC

VAT

The property is elected for VAT.

VIEWING AND FURTHER INFORMATION

Contact: Stephen Deyermond
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Email: stephen.deyermond@tdkproperty.com

Contact: Mark Thallon
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Email: mark.thallon@tdkproperty.com



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