

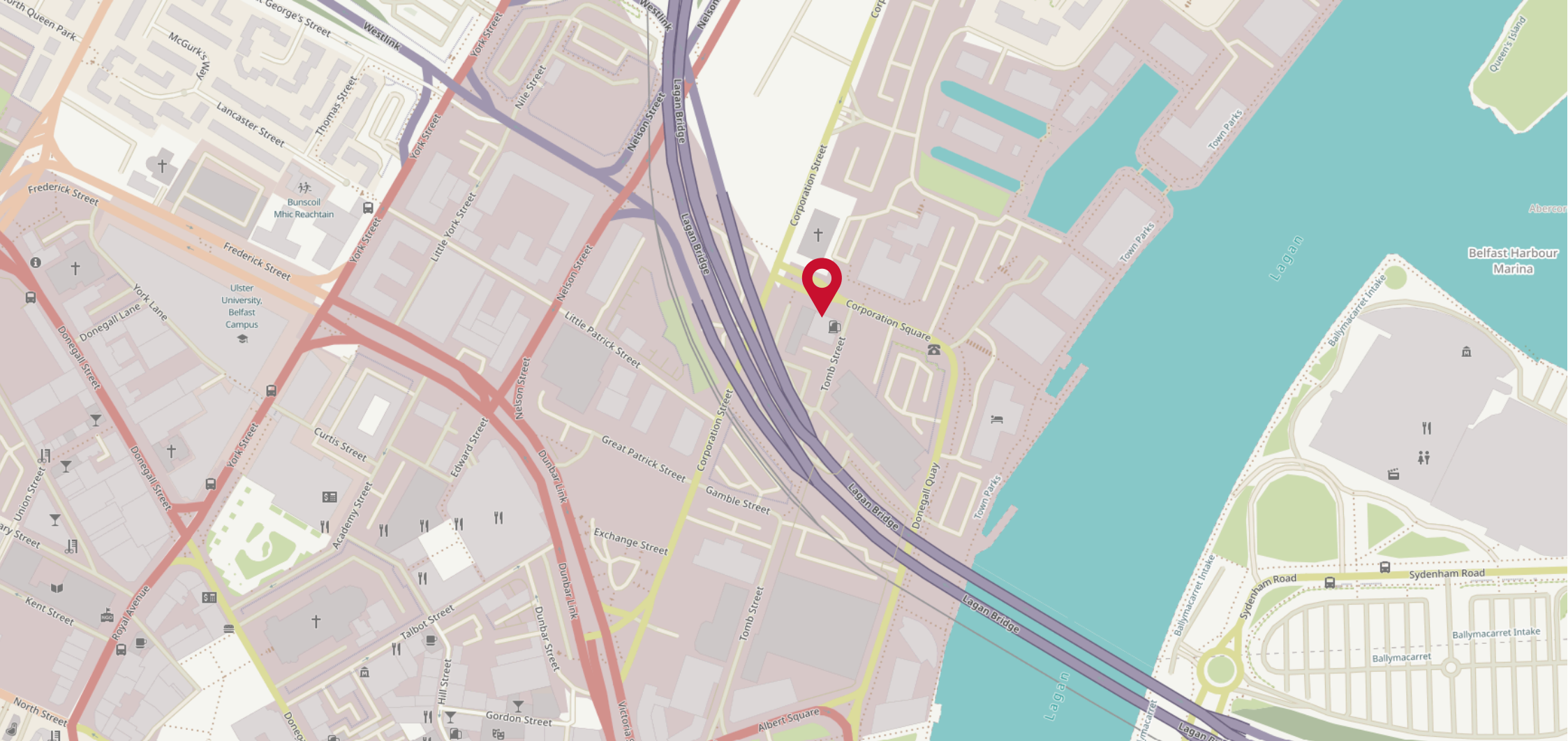
FOR SALE

**Lambert
Smith
Hampton**



**9-11 Corporation Square, Belfast
BT1 3AJ**

**Highly Prominent Self-Contained Office
Building Extending to approx. 4,914 Sq Ft. with
On-Site Car Parking. Part Income Producing.**



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.

Neighbouring occupiers include Direct Wine Shipments and Gnostic Bar & Kitchen.

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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 a 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.

The ground floor is let to Corporation Square Holdings for a term of 10 years from 10th April 2024 at a rent of £9,125 per annum. There are break options on 10th April 2027 and 10th April 2031. A copy lease to Corporation Square Holdings is available upon request. The remaining first, second and third floors are vacant.

SCHEDULE OF ACCOMMODATION

	Sq M	Sq Ft
Ground Floor	67.8	730
First Floor	142.9	1,538
Second Floor	120.1	1,293
Third Floor	134.5	1,447
Total	456.52	4,914



PORT OVERVIEW

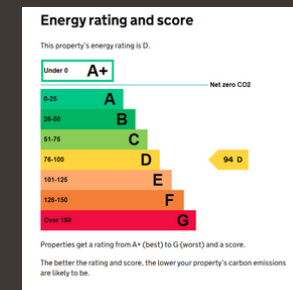


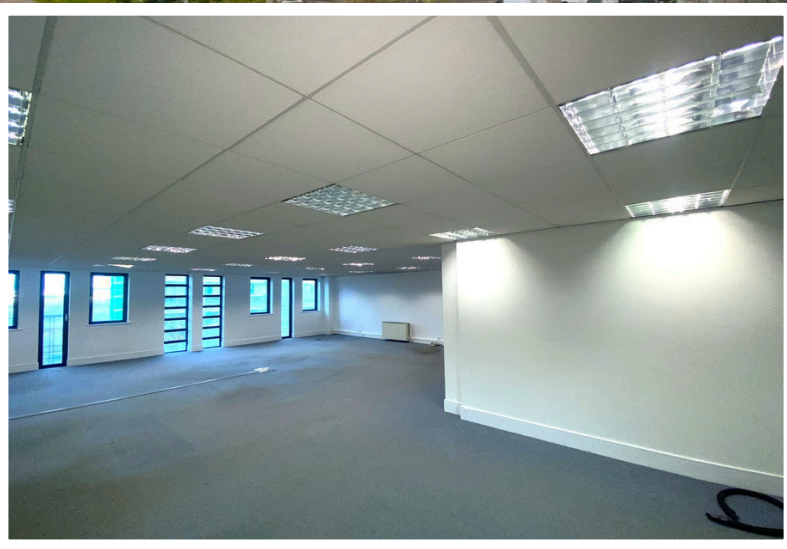
Belfast Harbour is Northern Ireland's principle maritime gateway and logistics hub, serving the Northern Ireland economy and increasingly that of the Republic of Ireland. Around 60% of Northern Ireland's seaborne trade and 20% of the entire island's trade is handled at the harbour. handling around 19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



ENERGY PERFORMANCE CERTIFICATE

The Property benefits from an EPC rating of D94.







For Further Information

CONTACT

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TENANCY

The ground floor is let to Corporation Square Holdings on an effective FRI lease, for a term of 10 years from 10th April 2024 at a rent of £9,125 per annum. There are break options on 10th April 2027 and 10th April 2031. A copy lease to Corporation Square Holdings is available on request. The remaining first, second and third floors are vacant.

The Service Charge Budget for the property for 2025/26 is £20,500 per annum equating to £4.24 per sq ft.

RATEABLE VALUE

We have been advised by Land and Property Services of the following for the year 2025/26:

	NAV	Rates Payable
Ground Floor	£10,500	£6,579.22
First Floor	£19,500	£12,218.54
Second Floor	£19,500	£12,218.54
Third Floor	£17,900	£11,216.00
Total	£67,400	£42,232.30

TENURE

We have been advised that the property is held freehold.

VALUE ADDED TAX

We have been advised that the subject property is VAT registered and therefore VAT will be charged in addition to the figures quoted within this brochure.

ANTI MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser/ tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

ASKING PRICE

We are instructed to seek offers in the region of **£500,000**, subject to contract and exclusive of VAT.

A purchase at this level reflects a capital value of **£102 per sq. ft.** on the basis of 4,914 sq ft.

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www.lsh.ie