

27 LINENHALL

37 ST. THE LINEN QUARTER BELFAST



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Development Opportunity Summary



Unique opportunity to develop a high-profile site on Linenhall Street, Belfast. We understand the council wish to maximise the potential of development opportunities within Linen Quarter.



High profile development site extending to approx. 0.2 acres (0.081 ha)



The site benefits from return frontage to Linenhall Street and Clarence Street.



Located within The Linen Quarter of Belfast, which is one of the five special action areas (SAAs) identified for special attention by Belfast City Council.



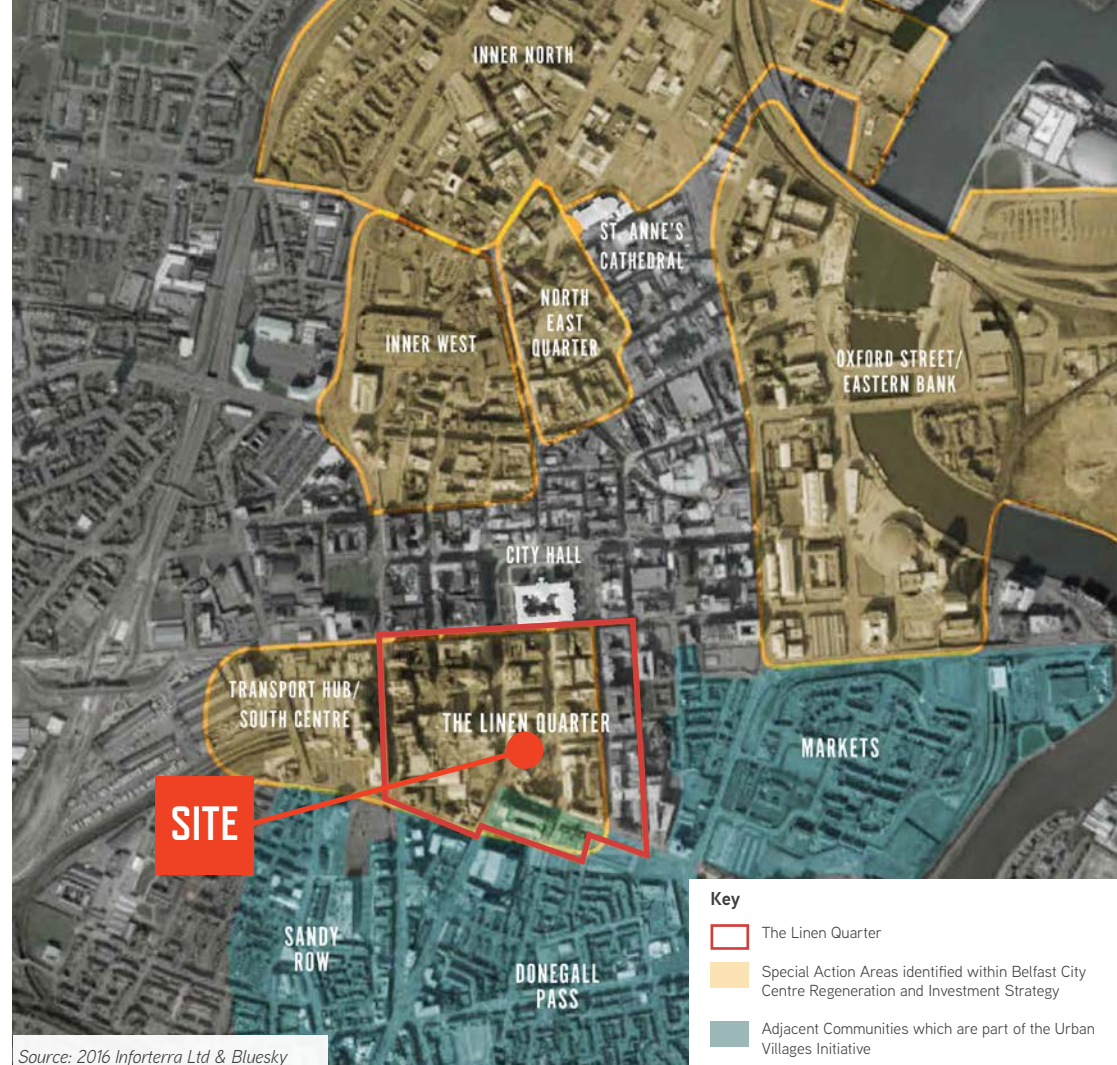
The site is within easy walking distance of the city hall to the north, central station to the east, the busy arterial route of Dublin Road to the south and the proposed transport hub to the west.



The site is also within easy access of Westlink M1 & M2 motorway network.



We have been instructed to seek offers in excess of £2,000,000 (Two Million Pounds Sterling) subject to contract and exclusive of VAT for our client's freehold/long leasehold interest.



Source: 2016 Inforterra Ltd & Bluesky





Buildings or space with potential to improve their contribution

Source: Linen Quarter Vision Guidance

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The development site, highlighted in yellow and outlined in red above, has already been identified by The Linen Quarter Vision and Guidance Document produced for and on behalf of The Belfast City Council as “a building and space with potential to improve its contribution to The Linen Quarter

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Location

The development site located in the South of Belfast City Centre has been identified as the primary area of focus for Belfast's office sector by Belfast City Council and this site is a key location in the advancement of this policy and objective. The location's proximity to the city hall to the north, Adelaide and Alfred Street to the east, One Bankmore Square development to the south and the new transport hub to the west all of which are within a 5-minute walk, presents the development site as a key opportunity for the next phase in Belfast's development.

The commercial area to the south of the City Hall, commonly known as the

Linen Quarter, is bounded to the north by Grosvenor Road, Howard Street, Donegall Square South and May Street, to the east by Cromac Street, to the south by Bruce Street and Bankmore Street and to the west by Durham Street.

The area's street pattern and most of its building stock was developed in the 19th century to accommodate new businesses, especially in the linen industry. The area has a distinctive unity of character due to the generous grid street pattern, combined with the relatively large scale of the buildings, (although there is a range of plot sizes, medium to large plots predominate).



The Translink Hub

Translink, with the Department of Infrastructure and in conjunction with Belfast City Council, are working to develop a new integrated Transport Hub and Station Quarter, as a new mixed use development for Belfast City Centre. The new Station Quarter will be designed to cater for today's need as well as our city's future generations and will be a place for people to work, live and form the beating heart of the new Station Quarter. The new Hub will form a gateway to the city of Belfast, making our city more accessible and connecting communities to opportunities and employment.

Source: www.translink.co.uk/thehub

£175 million

£175 million of public money

14 million

Increase capacity from 8 to 14 million journeys per annum

120,000 sq m

Masterplan includes 120,000 sq m of contemporary residential apartments, high quality office space and significant new retail, leisure and community facilities at ground floor level

Description

The site which is regular in shape, extends to approx. 0.20 acres (0.08 hectares). Which currently comprises a two and three storey mixed use commercial building with surface level car parking.

The sites boundaries are indicated in red on the adjacent plan.

Occupational Leases

We understand the premises will be sold with the benefit of vacant possession.

Planning

The site is located within Commercial District (CC 007) within the Belfast Metropolitan Area Plan (BMAP). The site is zoned as “white land” within BMAP making it suitable for a range of uses subject to obtaining the necessary planning approvals. The site is further identified as being within a conservation area.

Belfast’s City Centre Regeneration and Investment Strategy (2015) sets out the collective ambition for the continued growth and regeneration of the city core and its surrounding areas to 2030. Within the strategy, five special action areas (SAAs) were identified which will be given special attention, including an area described as the Linen Quarter. Within the strategy, it states that the historic Linen Quarter, centre of the linen industry in the mid-nineteenth century, still has an important role in the economy of the city and Northern Ireland as a whole.

The Quarter serves as the city’s Central Business District (CBD) and, in addition to a large number of offices that have been opened in recent years, the Quarter has also seen a growing number of hotels, bars and cafes and other complimentary uses.

Its proximity to the proposed, expanded Transport Hub off Great Victoria Street makes the Linen Quarter a key point of arrival for tourists, visitors, city workers and locals.

The document advocates retaining the historic character of the area - the large, often red brick, buildings associated with the linen trade and enhancing the distinctive grid street layout while making it attractive for business, in particular for Grade A offices.





George Best Belfast City Airport

Titanic Museum

M2

M3

Oxford Street/Eastern Link

Belfast Waterfront

Inner West

City Hall

Linen Quarter

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Planning: Commercial District 007

The Commercial District Character Area is designated as identified on Map No. 2/001 –Belfast City Centre. We understand the urban design criteria states that:

- The density of development in the area shall be maintained and increased, where appropriate, through high site coverage and high plot ratios;
- Development proposals shall take account of the height of adjoining buildings;
- New development shall respect the established building line. Exceptions may only be permitted where development creates significant public open space;
- Building heights shall be a minimum of 6 storeys and a maximum of 9 storeys;
- Development shall be fine grain in nature, and aim to reflect traditional plot widths. The façade of larger development proposals shall be broken up visually to reflect the scale of traditional units, e.g the sub division of block into 4 buildings.

However, we recommend all prospective purchasers make their own planning enquiries.

Area

High profile development site extending to approx. 0.2 acres (0.081 hectares).

Title

We understand the property is held by way of freehold/long leasehold.

Services:

Interested parties are requested to satisfy themselves on the availability and adequacy of services.

Vat

We understand the site has not been opted for tax.



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Price

We have been instructed to seek offers in excess of £2,000,000 (Two Million Pounds Sterling) subject to contract and exclusive of VAT for our clients freehold/long leasehold interest.

Inspections

Strictly by appointment with the joint selling agents.

Further Information/Viewings

Neal Morrison

+44 (0) 28 9026 7824
neal.morrison@savills.ie

Jamie Radcliffe

+44 (0) 28 9026 7822
jamie.radcliffe@savills.ie

Stuart Draffin

+44 (0) 28 9026 9215
sdraffin@lsh.ie

Greg Henry

+44 (0) 28 9026 9265
ghenry@lsh.ie



**Lambert
Smith
Hampton**

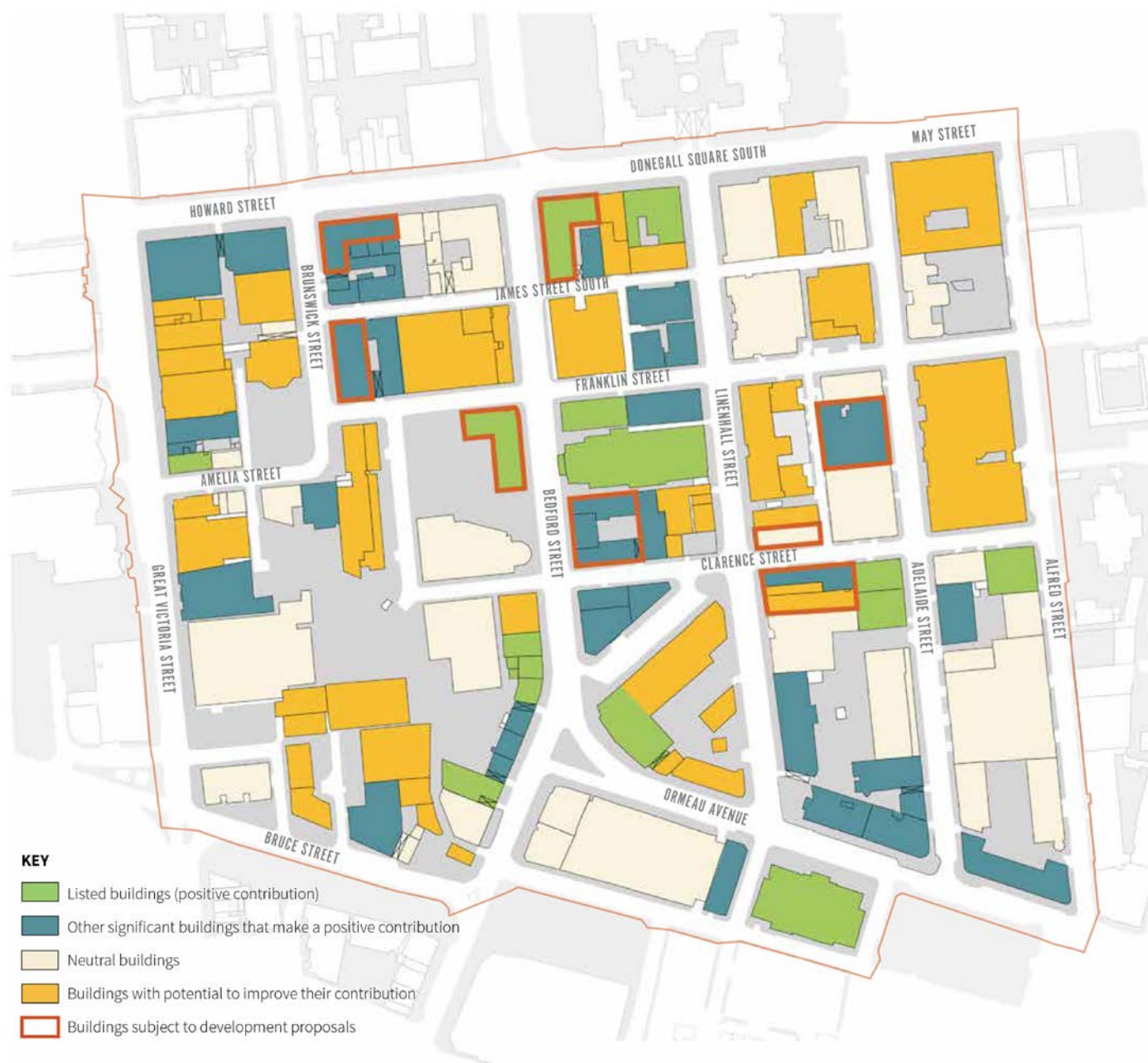
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KEY

- Listed buildings (positive contribution)
- Other significant buildings that make a positive contribution
- Neutral buildings
- Buildings with potential to improve their contribution
- Buildings subject to development proposals