

FOR SALE

CITY CENTRE SITE



**150/152 NORTH STREET/
WINETAVERN STREET
BELFAST**

McQuoids
ESTATE AGENTS & CHARTERED SURVEYORS
028 9064 0018

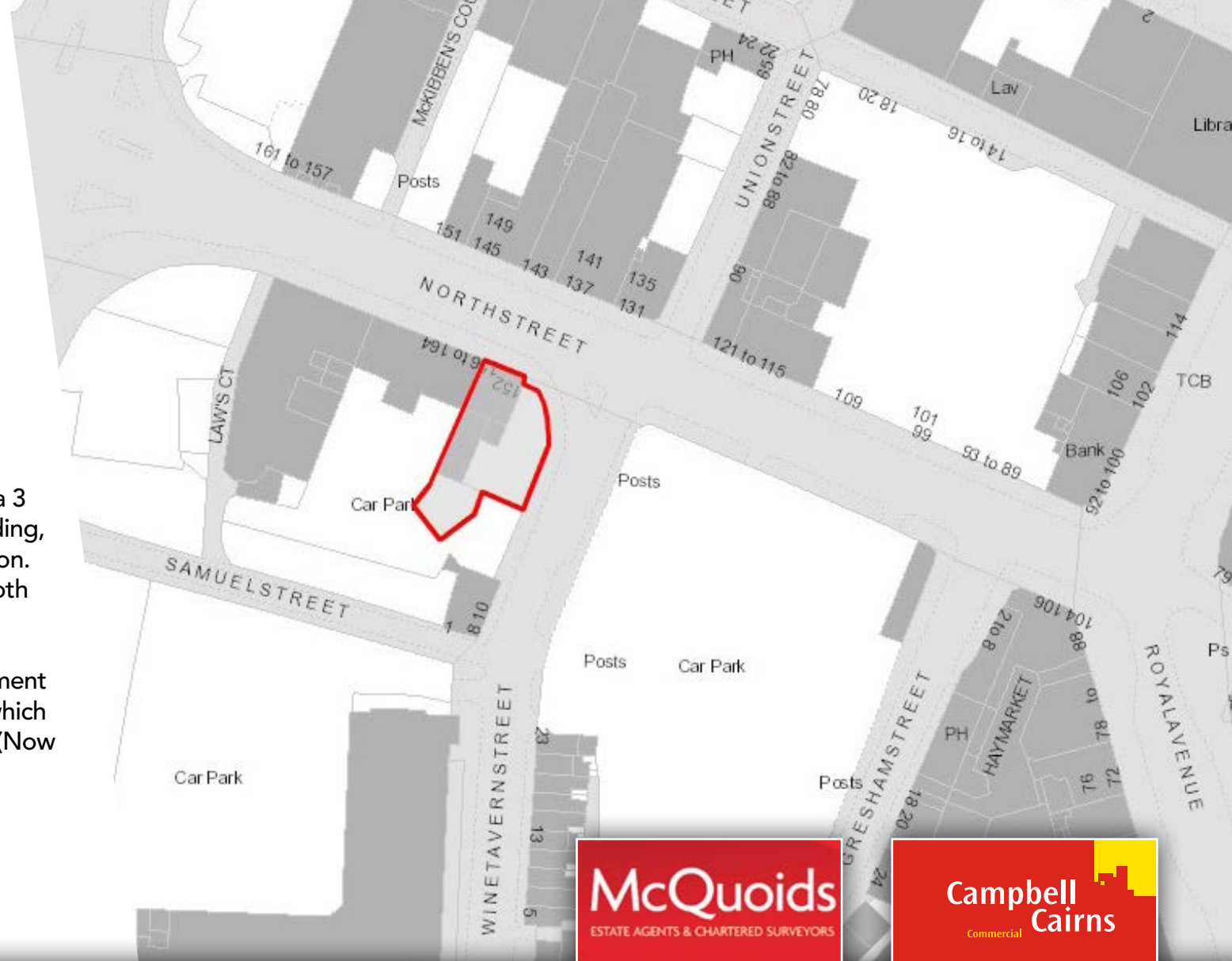
**Campbell
Cairns**
Commercial
028 9024 9024

DESCRIPTION

- . Prime City Centre Site
- . Approx 0.13 acres
- . 150m North of Castlecourt Shopping Centre
- . 500m South of The New University of Ulster Campus
- . Surrounding area earmarked for major redevelopments
- . Annual Income of £2000 pa from Clear Channel NI Ltd

The property comprises a vacant site plus a 3 1/2 storey derelict former retail/office building, of approx. 3706 sqft of total accommodation. The property benefits from frontages to both North Street and Winetavern Street.

Clear Channel NI Ltd have a licence agreement for the advertising hoardings on the site, which was a 6 year term from 1st October 2008. (Now holding over).



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TITLE

Freehold/long leasehold subject to a nominal ground rent.

PRICE

£350,000

VAT

Prices outgoings and rentals do not include VAT which will be chargeable.

VIEWING

By appointment with the joint agents.

Campbell Cairns (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they give notice that; i) these particulars are given without responsibility of Campbell Cairns or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Campbell Cairns cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective 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 accuracy of each of them; iii) no employee of Campbell Cairns has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Campbell Cairns will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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