For Sale
31-41 Queens Square, Belfast, BT1 3FG
Prime City Centre Redevelopment Opportunity with Full Planning Permission for a sixteen storey residential building
Summary

- Prime City Centre location;
- Full Planning Permission for a 16 storey residential development of 60 no apartments (c.26,566 sq ft) (Planning Ref: Z/2011/0472/F);
- Adjacent to “The Boat” and close proximity to surrounding landmark developments;
- High profile development opportunity site of c.0.08 acre (c.0.03 hectares);
- Offers invited in the region of £2.0 million (Two Million Pound Sterling).

Location

The property occupies a highly prominent position on Custom House Square, close to its junction with Victoria Street and Donegall Quay. The City Centre is only a few minutes walk away.

Situated in Custom House Square, the property benefits from its close proximity to Cathedral Quarter which is established as the city’s premier destination for bars, restaurants, hotels and city living. A dynamic mix of occupiers, against the backdrop of some of the city’s oldest and most beautiful streets and buildings, sets the location apart as one of Belfast’s most exciting places to work, visit and live.

Custom House Square is an area of great historical importance with its landscape lending itself for use as a public arena. The Square is dominated by the magnificent two storey Italianate Custom House opposite, designed by the renowned Belfast Architect Charles Lanyon. The Albert Memorial Clock overlooks Custom House Square and is one of the city’s best known and best oved landmarks.

The Boat, located adjacent to the subject, is a 14 storey (approx. 33,000 sq ft) mixed use building comprising office, residential and restaurant uses. On the other side of the subject lies McHugh’s Bar, one of Belfast’s most historic pubs. Much of the immediate surrounding area is made up of The Custom House Apartment Residence, Queens Square Apartments, Obel Tower, Malmaison Hotel and First Trust Bank HQ. Across the nearby River Lagan and within walking distance via the Lagan Weir Bridge of Queens Bridge, lies Titanic Quarter and the SSE Arena.

There are a number of public car parks in the locality and excellent road infrastructure provides easy access to the nearby motorway network.

Description

The property comprises a cleared site of approx. 0.08 acre fronting directly onto Queen’s Square. It is situated between The Boat and McHugh’s Bar.
Planning

Full Planning Permission was granted 18 November 2013 for a 16 storey residential development of c.26,566 sq ft, comprising 60 no. apartments and ancillary facilities, with commercial use at ground and part first floor. Planning Ref: Z/2011/0472/F. Copy planning permission and associated drawings are available from the agent on request. Summary planning details below:-

<table>
<thead>
<tr>
<th>Ground Floor</th>
<th>Ninth Floor</th>
<th>Summary</th>
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</thead>
<tbody>
<tr>
<td>1 retail unit, Entrance lobby, Bike store, Plant, Bin Store</td>
<td>4 apartments</td>
<td>60 apartments*</td>
</tr>
<tr>
<td>First Floor</td>
<td>Tenth Floor</td>
<td>3 apartments</td>
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<tr>
<td>3 apartments, Retail Store, Laundry</td>
<td>3 apartments</td>
<td>1 retail unit**</td>
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<tr>
<td>Second Floor</td>
<td>Eleventh Floor</td>
<td>2 apartments</td>
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<tr>
<td>6 apartments</td>
<td>Twelfth Floor</td>
<td>3 apartments</td>
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<tr>
<td>Third Floor</td>
<td>Thirteenth Floor</td>
<td>2 apartments</td>
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<tr>
<td>6 apartments</td>
<td>Fourteenth Floor</td>
<td>2 apartments</td>
</tr>
<tr>
<td>Fourth Floor</td>
<td>Fifteenth Floor</td>
<td>Communal Gym, Communal Terrace, Plant</td>
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<tr>
<td>6 apartments</td>
<td></td>
<td></td>
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<tr>
<td>Fifth Floor</td>
<td></td>
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<tr>
<td>6 apartments</td>
<td></td>
<td></td>
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<tr>
<td>Sixth Floor</td>
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<tr>
<td>6 apartments</td>
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<tr>
<td>Seventh Floor</td>
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<tr>
<td>6 apartments</td>
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<tr>
<td>Eighth Floor</td>
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<tr>
<td>6 apartments</td>
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</tbody>
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* 59no. 1 bed and 1no. 2 bed Apartments
  1 bed Apartments range from 26.3 sq m (283 sq ft) to 67.5 sq m (727 sq ft)
  2 bed Apartment is 73.9 sq m (795 sq ft)

** The retail unit (over ground & first floor) extends to 83 sq m (893 sq ft).

The upper floors of this proposed 16 storey development would benefit from stunning views over the River Lagan, Belfast Lough and the City Centre.
Subject Site
CGI of proposed scheme
Aerial Photograph

Key
1. Subject Site
2. The Boat
3. Custom House Square Residence
4. Custom House Square
5. Malmaison Hotel
6. Laganside Bus Depot
7. Donegall Quay Car Park
8. The Mac
9. Ramada Encore
10. Ulster University
11. Victoria Square
12. The Obel
13. SSE Arena
14. ARC Residential
Planning (Z/2011/0472/F) - Floor Plans

6th Floor

7th Floor

8th Floor

For Indicative Purposes Only
Planning (Z/2011/0472/F) - Floor Plans

9th Floor

10th Floor

11th Floor

For Indicative Purposes Only
Planning (Z/2011/0472/F) - Floor Plans

15th Floor

Roof Plan

Note: Copy approved drawings are available from the agent.
Price

We are instructed to seek offers in the region of £2.0 million (Two Million Pounds Sterling), exclusive.

Value Added Tax

We are advised that VAT is not applicable.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone 1</th>
<th>Phone 2</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
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