

FULL PLANNING PERMISSION
FOR HOTEL DEVELOPMENT



FOR SALE

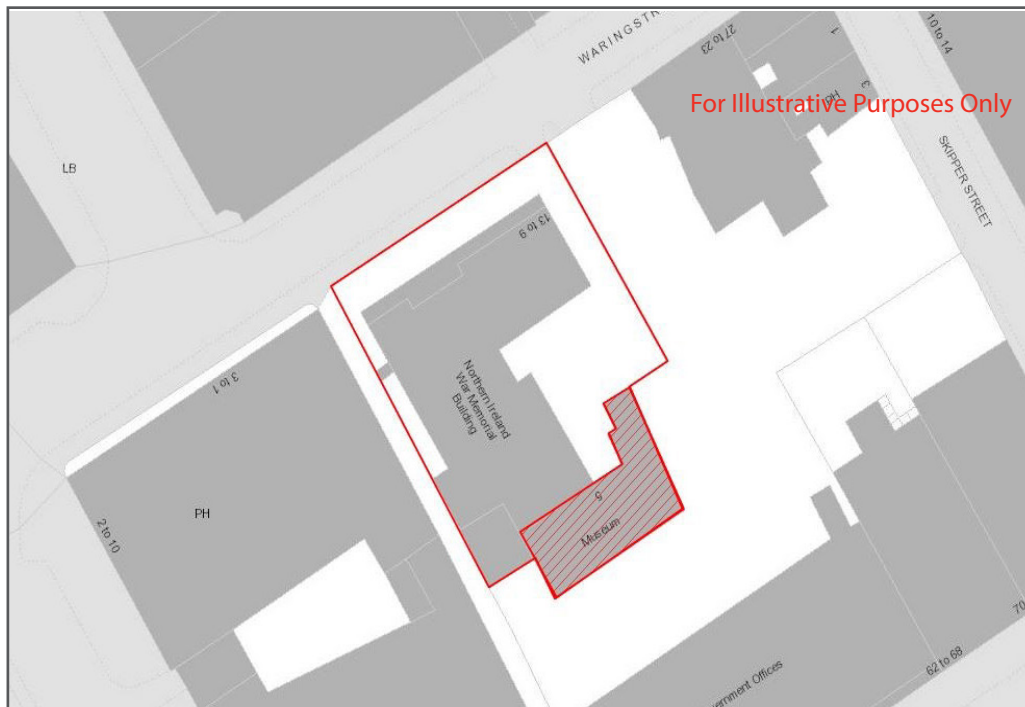
DEVELOPMENT OPPORTUNITY
WAR MEMORIAL BUILDING, 9-13 WARING STREET, BELFAST, BT1 2DX



PROPERTY SUMMARY

- Grade B2 Listed period property built in the late 1950s, set back from Waring Street. The accommodation is arranged to provide office accommodation over ground and four upper floors
- The property benefits from 7 demised car parking spaces to the rear
- Full Planning Permission for hotel development
- The property is suitable for a variety of uses including the proposed hotel, but also offices, food & beverage or residential, (subject to planning)
- Price on Application

SITE PLAN



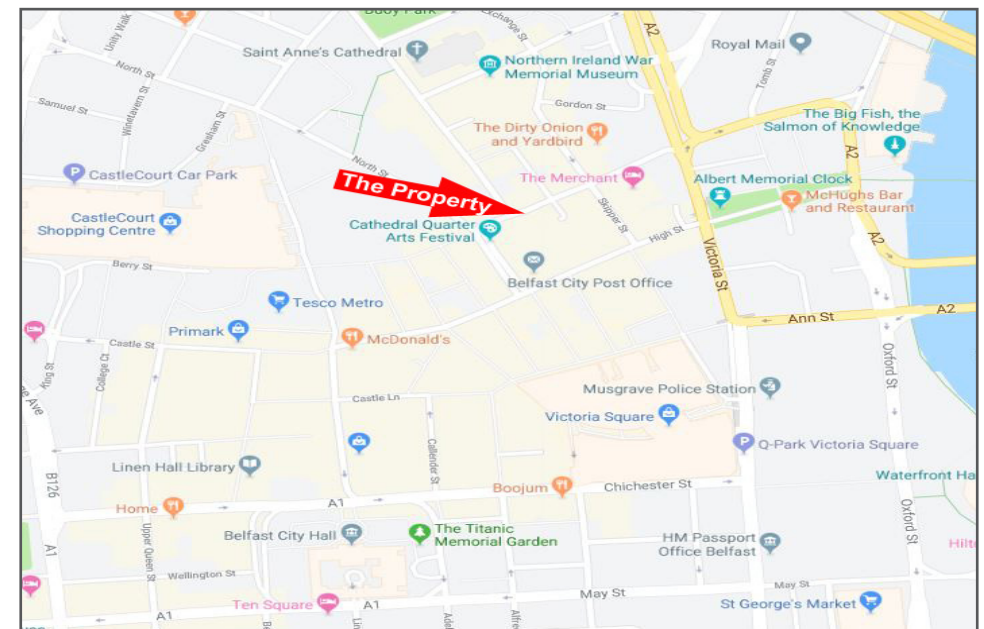
LOCATION

Belfast is the capital of Northern Ireland and is ranked the fifteenth largest City in the United Kingdom. The City is located approx. 103 miles North of Dublin and 70 miles South East of Londonderry.

Belfast has an excellent communications network. The M2 motorway provides access to the North towards Antrim and Londonderry and the M1 motorway provides access to the South and West of the province towards Lisburn and Dublin.

The subject is situated on Waring Street in the South West corner of Belfast's Cathedral Quarter adjacent to the City's main retail core. Named after the Cathedral, the oldest part of the City has evolved from Belfast's old trade and warehousing district to a bustling area considered the prime bar and nightlife location in the City as well as hosting a number of hotels. Occupiers in the vicinity include Merchant Hotel, Premier Inn, The Duke of York, The Dirty Onion, St Anne's Square and a host of other local bar and restaurant occupiers.

LOCATION MAP



DESCRIPTION

The property comprises a Grade B2 Listed Building originally constructed in the late 1950s. The property is arranged over five storeys and formerly comprised offices on all floors.

The ground floor benefits from its own access to Waring Street at the front of the property with the upper 4 floors accessed from the west side of the building. The external walls are of prefabricated concrete cladding with a steel and reinforced concrete structure.

The upper floors of the building is served by a passenger lift from the foyer which serves all floors.

The building also benefits from 2 no. internal staircases at the West and East sides of the building, again serving all floors.

The property benefits from 7 no. car parking spaces to the rear of the building accessed via a small laneway along the eastern boundary of the property.

THE SITE

The property comprises a broadly level site which is shown for identification purposes only outlined in red on the Spatial NI extract.

A portion of the property's demise is occupied by the Royal Ulster Rifles Museum (hatched red on the extract) and has been sold off on a long lease to The War Department (999 years from 1 May 1962 at a peppercorn rent), with a right of pedestrian access from Waring Street.

The net site area is approximately 0.29 acres (0.12 hectares), notwithstanding the right of way over the laneway to Waring Street.

ACCOMMODATION

Ground:	Offices	5,038 sq. ft.	468.46 sq. m.
First:	Offices	2,887 sq. ft.	268.21 sq. m.
Second:	Offices	2,906 sq. ft.	269.98 sq. m.
Third:	Offices	2,890 sq. ft.	268.49 sq. m.
Fourth:	Offices	<u>1,962 sq. ft.</u>	<u>182.28 sq. m.</u>
TOTAL:		15,683 sq. ft.	1,457.52 sq. m.

PRICE

Price on Application.

FURTHER INFORMATION

For further Information or to arrange an inspection please contact:

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PLANNING

The property is undesignated as "white land" and is within the Belfast City Centre Conservation Area.

We are aware of the following Planning Permissions:-

Sole Agent

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

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SEPTEMBER 2019

REFERENCE	DECISION DATE	DESCRIPTION	DECISION
LA04/2018/1493/F	N/A	43 bedroom hotel, ground floor bar/ restaurant and rooftop bar	Pending
LA04/2017/0171/F	18/07/2017	Change of use from offices to 37 bedroom hotel with associated restaurant, bar and ancillary facilities including new rooftop terrace	Permitted
LA04/2017/0057/LBC	19/01/2017	Alterations to listed building	Permitted
LA04/2015/1451/F	21/03/2016	Change of use from office and museum to 63 bedroom hotel with associated conference, leisure and ancillary facilities	Permitted
LA04/2016/0195/DCA	16/03/2016	Partial demolition of rear section of existing listed building as part of proposed change of use from offices/ museum to 63 bedroom hotel with associated conference, leisure and ancillary facilities including extension and alterations (as per planning application LA04/2015/1451/F)	Permitted
LA04/2015/1452/LBC	16/03/2016	Alterations and extensions to listed building	Permitted

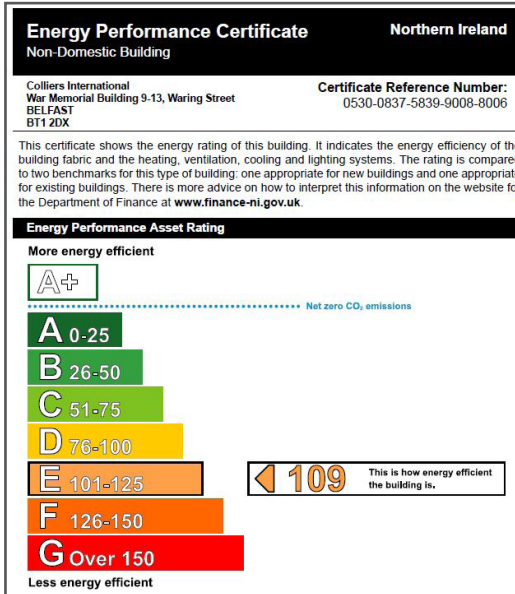
PROPOSED HOTEL



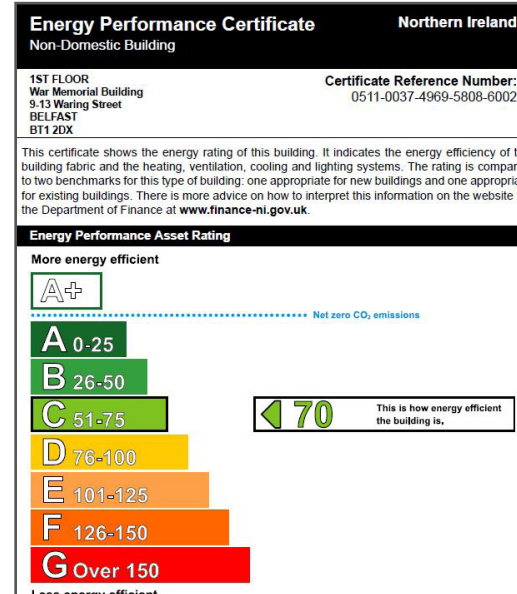
PROPOSED BAR



EPC - GROUND FLOOR



EPC - 1ST FLOOR



EPC - 2ND, 3RD & 4TH FLOORS

