

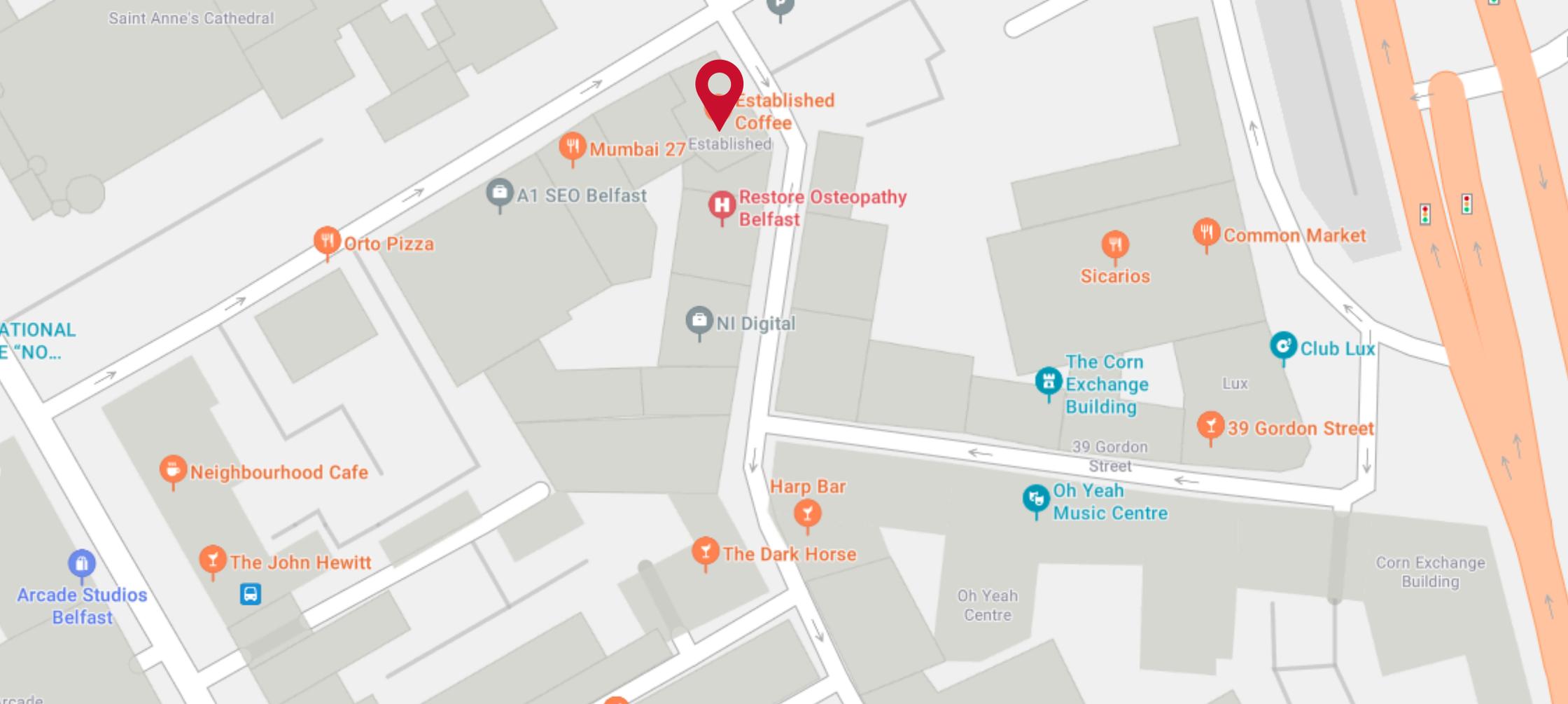
FOR SALE

**Lambert
Smith
Hampton**



**Coopers Court, 54 Hill Street,
Belfast, BT1 2LB**

**Refurbishment opportunity of 33
upper floor apartments totalling
20,711 sqft**



LOCATION

Belfast is the capital city of Northern Ireland and the commercial centre for a population in the region of 500,000. The city provides good communication links with the remainder of the province via the M1 and M2 Motorway network and public rail systems. The subject property is located at the junction of Talbot Street and Hill Street within the Cathedral Quarter district of Belfast City Centre. Traditionally, the Cathedral Quarter was the centre of Belfast's trade and warehousing district however it is now the 'culture quarter' of Belfast.

The Cathedral Quarter is a dynamic cultural and historic district, centred around St Anne's Cathedral. It is a hub for nightlife, with traditional bars and pubs such as The Duke of York, The Harp Bar, The Dark Horse, The Thirsty Goat, The Dirty Onion and The National. The area also features luxury accommodation such as The Merchant Hotel as well options, such as The Foundry, The Ramada and a Premiere Inn. Neighbouring food and beverage outlets include Orto Pizza Bar, Mumbai 27, Common Market, Established Coffee and Neighbourhood Café. Residential apartments can also be found in close proximity to the subject property, such as St Anne's Apartments.

The district has been further energised by the new Ulster University Belfast Campus, located 150m northwest, which brings over 15,000 students and staff into the area.



DESCRIPTION

The property occupies a prominent corner site at the junction of Talbot Street and Hill Street, with the building extending to the full extent of the property.

Coopers Court comprises a mixed use development of 33 no. upper floor apartments. The ground floor space has been sold off to a third party, therefore the sale only relates to the upper floor apartments.

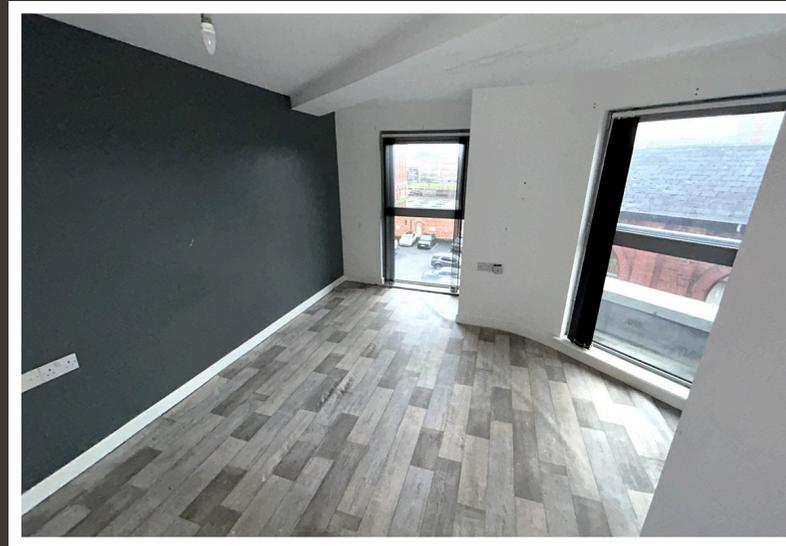
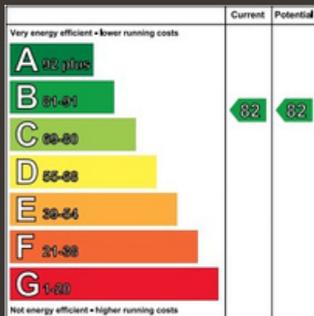
The main building is a converted former warehouse building of red brick construction and a series of pitched and flat roof structures.

The apartments have dedicated foyer access off Hill Street. Internally, the communal areas are in a basic state of repair and condition. Finished include plastered and painted walls and ceiling with vinyl floor covering. There is lift access from the ground floor foyer to all upper floors.

The property offers significant opportunity for refurbishment and would be suitable for a variety of uses - subject to planning.

EPC RATING

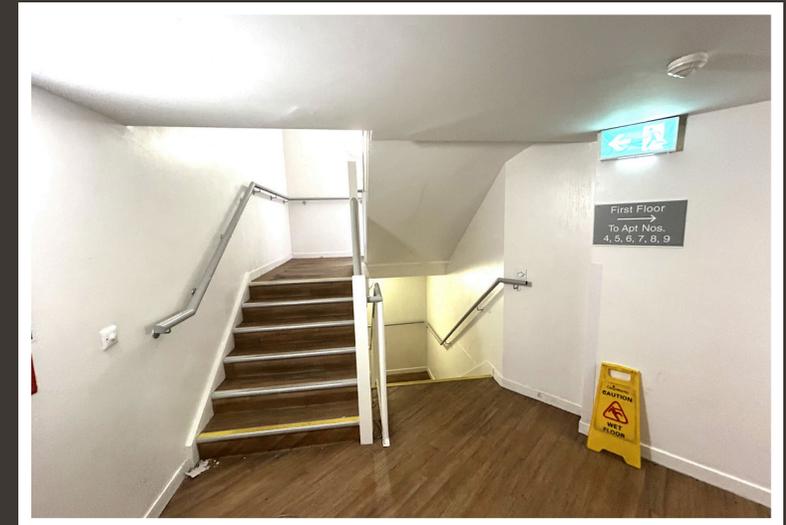
Each apartment has been accessed separately and range between a C75 and B82 rating. EPC's are provided within the Data Room.





SCHEDULE OF ACCOMMODATION

Unit	Floor Level	No. of Bedrooms	Sq M	Sq Ft
Apartment 1	1	2	62.0	667
Apartment 2	1	2	58.0	624
Apartment 3	1	2	61.0	657
Apartment 4	1	1	35.5	382
Apartment 5	1	2	58.0	624
Apartment 6	1	2	69.0	742
Apartment 7	1	2	60.0	646
Apartment 8	1	1	42.0	452
Apartment 9	1	2	72.0	775
Apartment 10	2	2	62.0	667
Apartment 11	2	2	58.0	624
Apartment 12	2	2	61.0	657
Apartment 13	2	1	35.5	382
Apartment 14	2	2	58.0	624
Apartment 15	2	2	69.0	742
Apartment 16	2	2	60.0	646
Apartment 17	2	1	42.0	452
Apartment 18	2	2	72.0	775
Apartment 19	3	2	62.0	667
Apartment 20	3	2	58.0	624
Apartment 21	3	2	61.0	657
Apartment 22 *	3 & 4	2	58.0	624
Apartment 23	3	2	58.0	624
Apartment 24	3	2	69.0	742
Apartment 25 *	3 & 4	2	58.5	630
Apartment 26 *	3 & 4	2	62.0	667
Apartment 27 *	3 & 4	2	70.0	753
Apartment 28	3	1	47.0	506
Apartment 29	4	1	52.0	560
Apartment 30	4	1	58.0	624
Apartment 31	4	1	61.0	657
Apartment 32	5	2	60.0	646
Apartment 33	5	2	55.0	592
Total			1,924.5	20,711

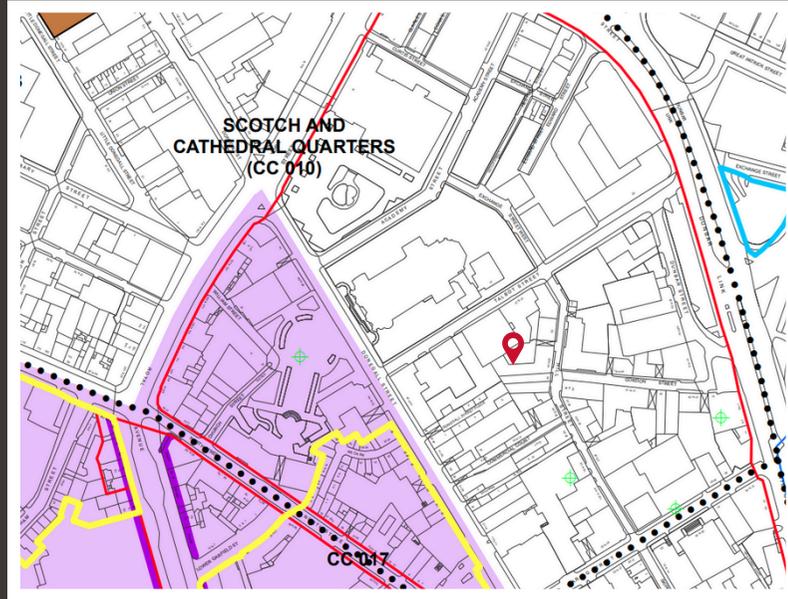


*These units are duplex apartments. Floor plans are available upon request from the agent.



PLANNING

The site is located within the Cathedral conservation area and sits adjacent to St Anne's Cathedral, a listed building. The site is also located within the 'Scotch and Cathedral Quarters' character area of Belfast City Centre. Below is a map extract of the property within the BMAP 2015 land use map.



We understand from planning history obtained from the planning online database that the following pertinent applications have been decided:

Reference	Date	Description	Decision
Z/2005/2450/F	06 Feb 2006	Residential accommodation of 33 flats and ground floor commercial space (retail).	Granted
Z/2005/2443/LB	06 Feb 2006	Conversion and extension to existing building to create residential accommodation and commercial (retail) space.	Granted
Z/2004/0880/F	22 Aug 2005	Mixed use development comprising refurbishment of existing warehouse building and construction of 2 new buildings. Ground floor uses - retail and parking. Upper floor uses - offices (amended scheme).	Granted



For Further Information

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Price

Offers are invited in the region of £3.25 million (Three Million Two Hundred and Fifty Thousand Pound Sterling) Exclusive.

Legal Pack

A full legal pack is available within a data room. Access can be made available via request from the agent.

Tenure

We have been advised that the property is held by way of freehold title.

RATEABLE VALUE

We have been advised by Land and Property Services that each unit is accessed separately however the total assessment of the following for the year 2025/26:

Net Annual Value - £2,690,000

Rate in £ 2025/26 - £0.009593

Rates Payable (if applicable) - Est £25,805.17

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.

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