FOR SALE

54 Pilot Street & 19/22
Princes Dock Street, Belfast

Excellent Redevelopment / Refurbishment Opportunity (subject to planning)
Pat’s Bar & the Rotterdam Bar

Property Highlights

• Prominent site extending to approximately 0.13 acres (0.05ha).

• Situated immediately adjacent to Clarendon Dock/City Quays.

• In close proximity to The Cathedral Quarter and the expanding University of Ulster Campus at York Street.

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Location
The subject property is situated just north of Belfast City Centre, immediately adjacent to the Clarendon Dock / City Quays developments, now regarded as one of Belfast’s premier business locations whilst it is also within close proximity to the Cathedral Quarter and the expanding University of Ulster City Campus, at York Street.

The immediate area is witnessing significant development with the Belfast Harbours City Quays scheme, comprising a fully let c. 69,000 sq ft Grade A office building at City Quays 1, a c. 95,000 sq ft Grade A office building under construction at City Quays 2, whilst construction of a new 4 star Marriott Hotel is due to commence shortly.

Occupiers in the immediate locality include Belfast Harbour Commissioners, Baker & McKenzie, Capita, Grant Thornton, Lagan Group and The Belfast Telegraph.

Description
The subject property comprises two vacant former public houses, the Rotterdam Bar and Pat’s Bar, situated on a site of approximately 0.13 acres (0.05ha) accessed via Pilot Street and Princes Dock Street.

Both buildings are two storey with single storey rear returns leading to an enclosed yard and are bounded by the James Clow Apartment Building and Barrow Square, Clarendon Dock. Pat’s Bar previously provided direct pedestrian access onto Barrow Square.

The buildings are currently in disrepair and therefore lend themselves to refurbishment or redevelopment for a variety of uses, subject to any necessary consents.

Accommodation
The subject property provides the following approximate net internal areas:

<table>
<thead>
<tr>
<th>Description</th>
<th>Floor</th>
<th>Sq Ft</th>
<th>Sq M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pats Bar:</td>
<td>Ground</td>
<td>2,027</td>
<td>188.35</td>
</tr>
<tr>
<td></td>
<td>First *</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>The Rotterdam:</td>
<td>Ground</td>
<td>1,145</td>
<td>106.34</td>
</tr>
<tr>
<td></td>
<td>First *</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total:</td>
<td></td>
<td>3,172</td>
<td>294.69</td>
</tr>
</tbody>
</table>

* Access to 1st floor was unavailable.

Planning
There are two previous planning consents to redevelop the subject property:

- Approval Z/2007/1024/F dated 14/08/2008 – Proposed demolition of existing 2 no. public houses and construction of 58 no. private apartments above 2 no. replacement public houses with four levels of basement car park.

The 2011 consent comprised of 2 no. restaurants/bars, residents gym, 6 no. 3bed apartments, 30 no. 1bed apartments, 76 no. 2bed apartments, roof garden and 2 storey basement car park.

Please note that this scheme extended to an area outside of the Vendors ownership into Barrow Square, Clarendon Dock.

Interested parties are advised to make their own further enquiries directly with the local Planning Office.

Title
We are advised the property is held under a no. of Long Leasehold interests.
Price

Offers in the region of £500,000 exclusive of VAT, subject to contract.

NAV

We are advised by the Land & Property Service that the NAV of the subject property is as follows:

- 54 Pilot Street: £5,250
- 19 Princes Dock Street: £11,200

Rate in the £ for Belfast 2016/2017 is 0.582601.

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

EPC

Pats Bar

Rotterdam Bar
FOR SALE

54 Pilot Street & 19/22
Princes Dock Street, Belfast

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