

FOR SALE

Fully Fitted 32-Bed Boutique Hotel in a Prime Queen's Quarter Location



Dukes Hotel

65-67 University Street, Belfast, BT7 1HL



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One of Belfast's most recognisable hotels with redevelopment potential available for purchase.

Avison Young is delighted to offer For Sale, on an exclusive basis, the freehold interest in one of Northern Ireland's most iconic full-service hotels.

Dukes at Queen's located at the corner of University Street and Botanic Avenue, provides 32 sizeable bedrooms together with extensive food, beverage and function facilities.

The hotel provides prospective purchasers with an excellent opportunity to acquire a vacant hotel, which has massive upside potential due to the catchment area.



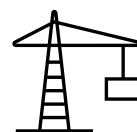
Building

32 bed hotel fitted to a high specification with little capex required on a c.0.2 acre site.



Location

Located in highly sought after University Area at the heart of the city's Queens Quarter.



Redevelopment Opportunity

Adaptable property extending c. 21,762 sq ft with potential to be repositioned as boutique hotel, hostel, self-catering accommodation, residential or medical/consultancy use.



Dining and Beverage

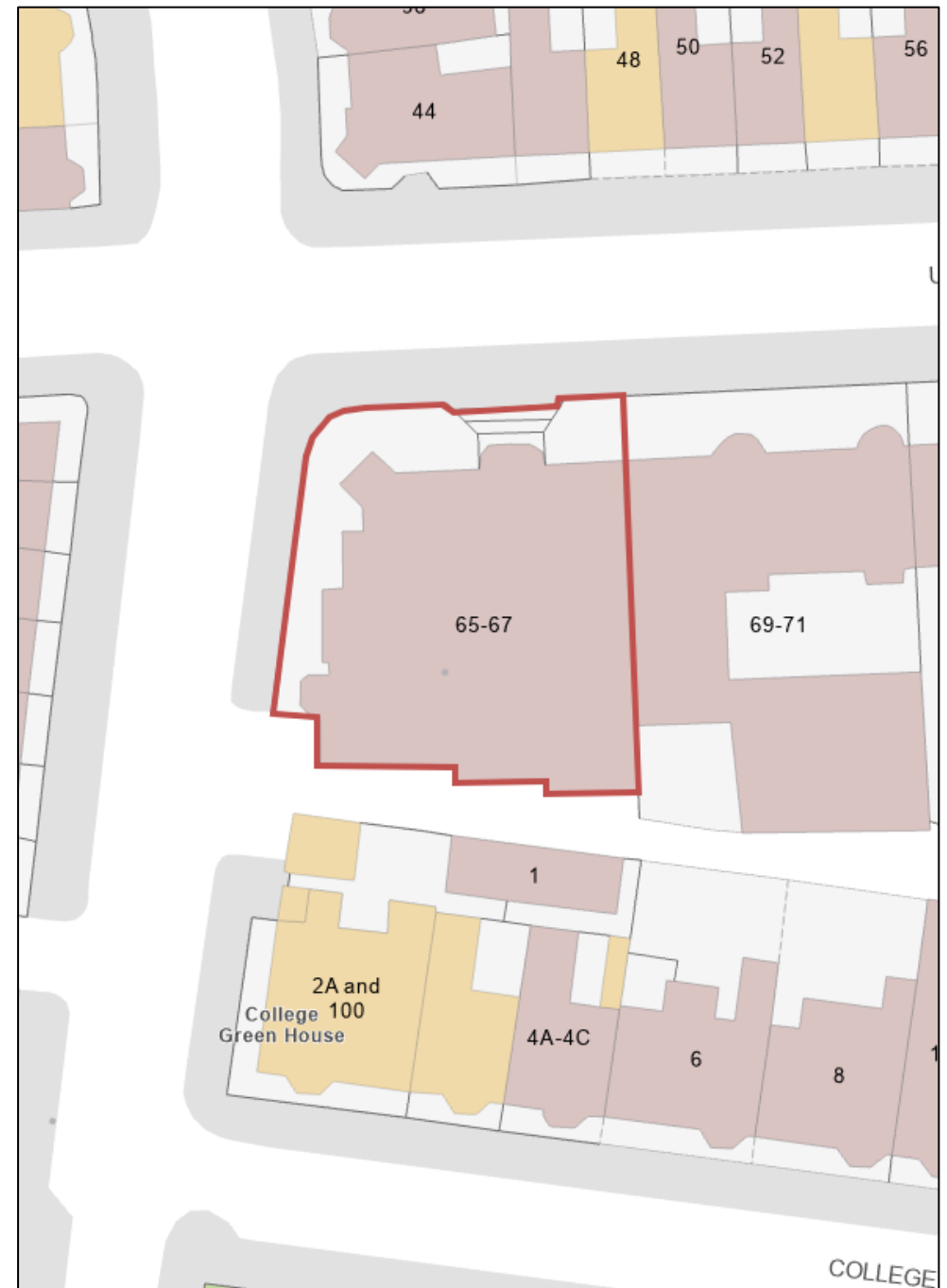
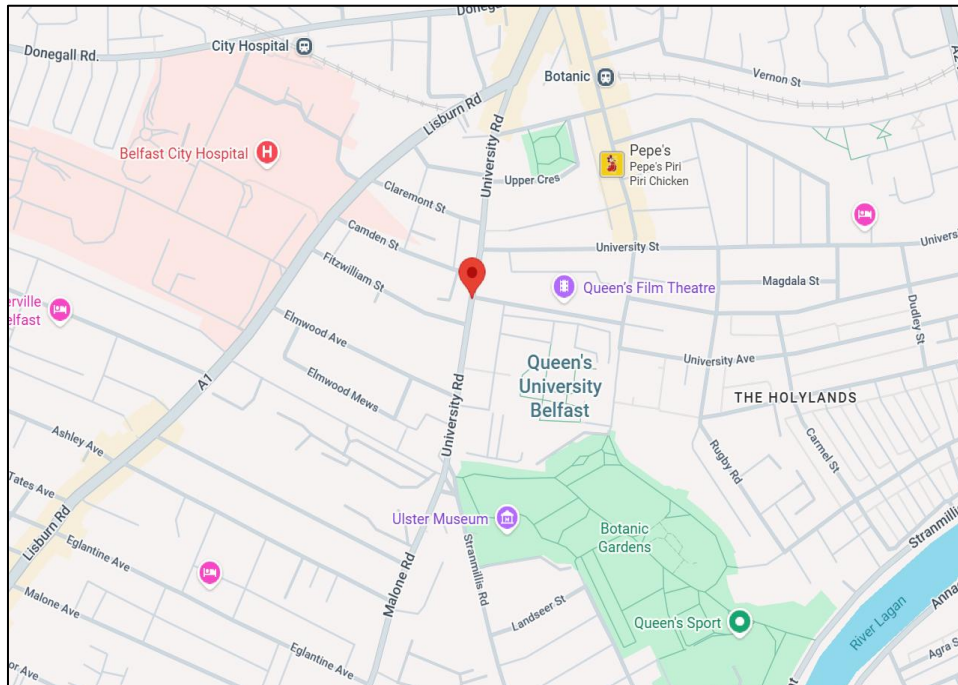
Fully fitted in-house restaurant and bar included on the ground floor.

LOCATION HIGHLIGHTS

Dukes at Queen's is ideally located within the heart of Belfast's Queens Quarter. The surrounding area offers an abundance of night life, businesses, residential housing and transport networks.

As a result, the hotel benefits from an excellent catchment area in the immediate locality, providing a strong customer base for guests, food/beverage customers and function business. The hotel neighbours the world-renowned Queen's University, which has over 25,000 students and is a short distance from The City Hospital.

Belfast is the capital of Northern Ireland, with a population in the wider Belfast region of 1.12 million. It offers excellent transport connections, such as the M1 which provides access to the west and south and to Dublin beyond.



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OVERVIEW

The subject comprises an extensive hotel complex set in the heart of Belfast's Queens Quarter.

We have summarised the main elements of the hotel below:

Food & Beverage

Extensive bar and restaurant/breakfast room area finished to a high standard. Bespoke, modern interior design with little wear and tear.

Bedrooms

32 no. bedrooms are provided over the first and second floors. The double rooms range from Standard, Deluxe and Luxury. There are also some sizeable suites which include the Library, Botanic and University Suites.

Each bathroom finished with Vileroy and Bosch suites with granite worktops, anti mist mirrors, heated towel rails, walk in drench showers and/or a bath.

Frontage

Externally, the property has the benefit of a large beer garden/terrace facing onto University Street/Botanic Avenue.



GENERAL INFORMATION

Title

Assumed Freehold / Long Leasehold.

Rates

Land and Property Services advise that the estimated rateable value for the property is £44,400. The Rate Poundage for 2025/26 in Belfast is £0.626502, making the estimated rates payable £27,816.69.

VAT

We are proposing to transact by way of a Transfer of a Going Concern (TOGC) and therefore VAT is not likely to be applicable.

Price

Offers over £2,600,000 (Two Million Six Hundred Thousand Pounds) exclusive. This price reflects a capital value of only £120 per sq ft overall.

Floor Plans

Floor plans are available on request. We have summarised the approximate floor areas below on a Gia (Gross Internal Area Basis):-

Description	Sq M	Sq Ft
Ground Floor	661	7,115
Mezzanine	135	1,453
1 st Floor	611	6,577
2 nd Floor	611	6,577
Total	2,018	21,762

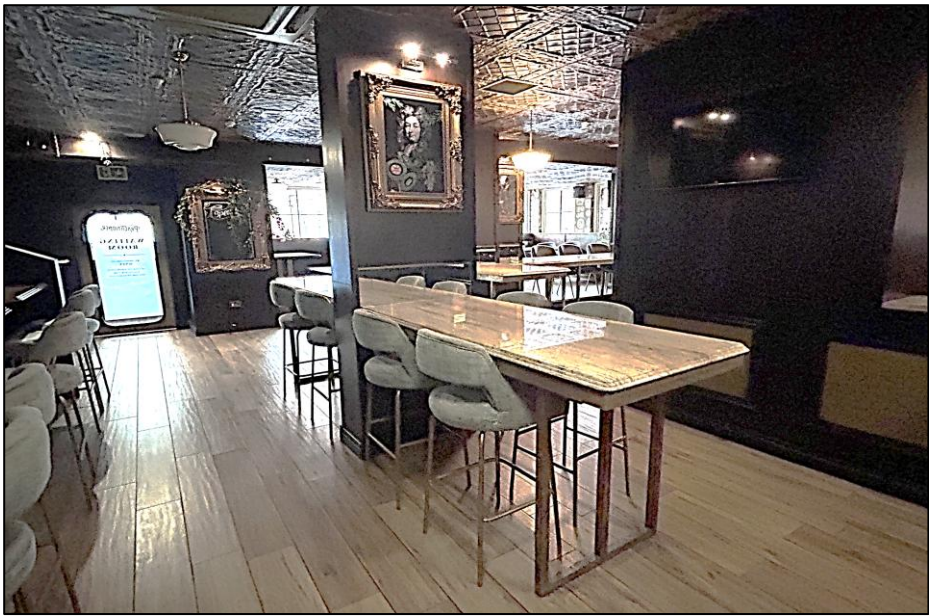
Fixtures and Fittings

The business will be sold with the benefit of the existing fixtures and fittings. Bidders should inspect the premises and seek further information from the selling agent.

Viewing

Strictly by appointment only through the selling agent.

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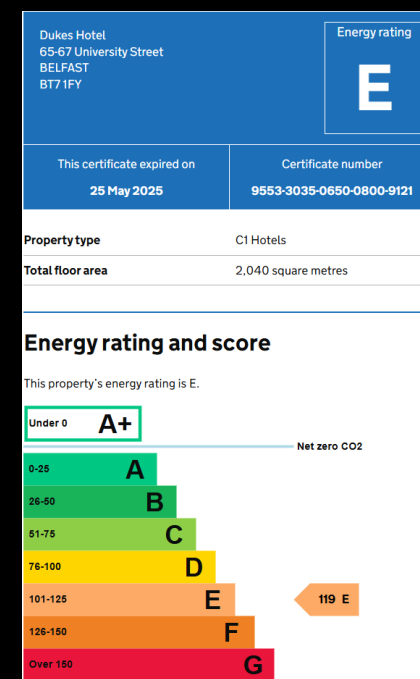
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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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