





THE NATIONAL BANK LIMITED

The National

BEER GARDEN  
COCKTAILS  
LIVE MUSIC  
BRUNCH  
LUNCH

No 72

LIVE JAZZ  
EVERY TUESDAY

Designed by W.J. Gilliland  
and constructed 1906-1907

B2 Listed Building

Prime retail pitch within Belfast's Cathedral Quarter.

Benefits from high volumes of passing footfall.

Partially let Currently producing a gross income of  
£123,885 per annum

We are seeking offers in excess of £1.75 m (1 Million  
Seven Hundred and Fifty Thousand Pounds Sterling)  
subject to contract and exclusive of VAT;



Belfast is the capital of Northern Ireland, the 12th largest city in the United Kingdom and the 2nd largest on the island of Ireland. The city is located approximately 100 miles north of Dublin and 70 miles south east of Derry/Londonderry.

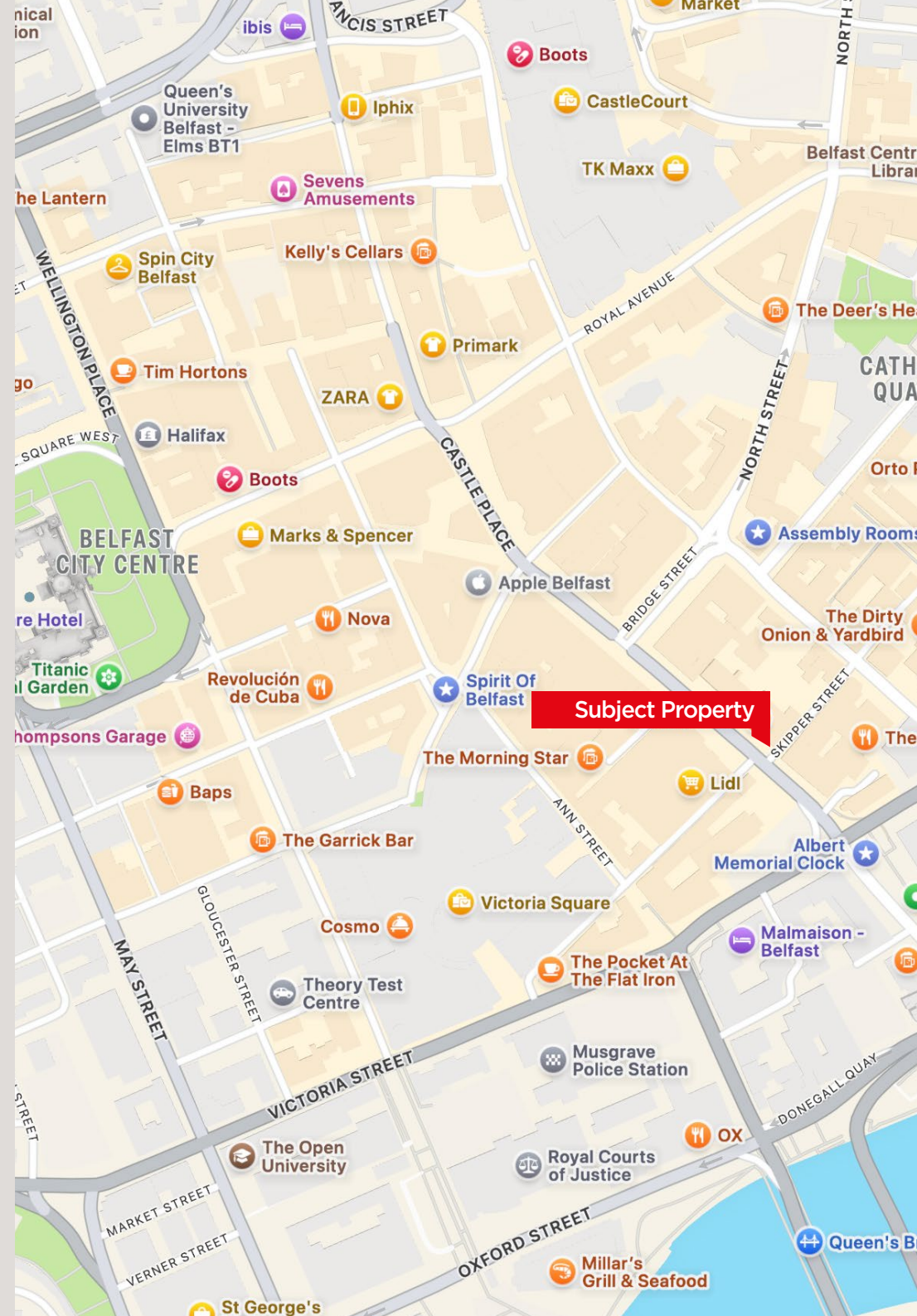
The wider Belfast metropolitan area has a population extending to approximately 650,000 persons. As the largest commercial centre in Northern Ireland, Belfast has developed into one of Ireland's premier business cities and has the largest employed population in the region.

Imperial Buildings is prominently located on High Street within Belfast city centre, at the gateway to Belfast's Cathedral Quarter and directly adjacent to the 5 Star Merchant Hotel.

The property benefits from its close proximity to High Park multi-storey car park, which provides a total of 400 car parking spaces.

Neighbouring occupiers to the property include The Merchant Hotel, The National Bar, The Spaniard, Centra, AXA, Lidl, Hidden Hearing and the Post Office.

**Imperial Buildings is prominently located**





Ulster University Belfast Campus

Belfast Harbour Dock

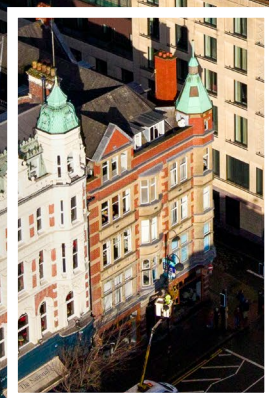
SSE Arena

Westlink

Cathedral Quarter

Custom House Square

Albert Clock



RIVER HOUSE

# An important time in history



Imperial Buildings was designed by W.J. Gilliland and constructed 1906-1907. It was re-erected from the second floor up, with some details missing, after it was damaged during a Luftwaffe raid in 1941. The building has provided accommodation for a number of companies and organisations including Farrow's Bank Ltd, the Ulster Teachers' Union and local offices for the Daily Mail and other newspapers



Imperial Buildings is a four-storey commercial office building with attic accommodation, prominently located at 70–74 High Street, Belfast. The property is B2 Listed and occupies a prime corner position at the junction of High Street and Skipper Street.

The building is of traditional construction and is characterised by its red Flemish bond brickwork, contributing to its strong architectural presence and historic appeal.

The ground floor accommodation at 70 & 74 High Street is occupied by well-established local café operator Trait, who act as the anchor tenant. The property is fully self-contained, with the upper floors accessed independently, allowing for potential future subdivision or reconfiguration if required, subject to appropriate consents.

Extending to approximately 13,281 sq ft, the building is largely income-producing and currently generates a gross rental income in the region of £123,885 per annum.

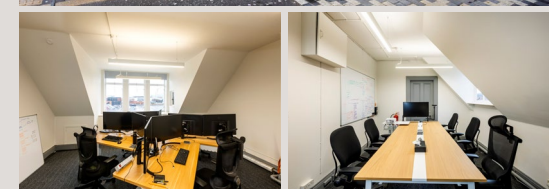
The property further benefits from a cage lift serving the upper floors, complementing the building's architectural character and internal flow.

**Traditional construction  
characterised Flemish brickwork**

# Accommodation

Further details, including the tenancy schedule, are available upon request following an internal inspection of the property.

Address	Lease Expiry	Curent Rent PA	Sq Ft
19 Skipper Street, Belfast, BT1 1DZ	31/07/2022	£8500	382
21 Skipper Street, Belfast, BT1 1DZ	31/07/2022	£10,000	532
70 & 74 High Street & 23 Skipper Street, Belfast, BT1 2BE	02/09/2029	Yrs 1 & 2: £32,000 Yrs 3, 4 & 5: £34,000	1,805
Offices 16, 17, 18, 19a, 19c 25 & 29	Vacant	Vacant	1184
Offices 19-22	14/09/2030	£6,500	1,041
Office 23	31/01/2028	£1,800	215
Office 28	31/08/2026	£2,385	372
Office 30-35	31/01/2023	£9500	1,373
Offices 36 & 40	31/10/2025	£3000	419
Offices, 37	31/07/2026	£1,550	218
Office 38	05/06/2012	£2000	218
Office 41	01/05/2027	£2100	252
Office 43	31/01/2023	£2500	375
Offices 45-50 & 52	31/01/2011	£10,500	1,371
Office 51 & 55	28.02.2026	£4,000	446
Office 53	31/01/2024	£1,750	220
Office 56	18/04/2027	£1,800	256
Office 57	15/09/2029	£2,500	385
Offices 59-65	13/08/2024	£9,500	1,236
Offices 66-74	31/05/2022	£6000	981
		<b>£123,885</b>	<b>13,281</b>



# Imperial Buildings exquisite detail

## Title

We are assuming that the property is held by way of freehold or long leasehold, subject to the payment of a nominal ground rent.

## Rates

There are currently no vacant rates payable for landlords on Listed Buildings. We recommend that you contact Land & Property Services to verify this information (Tel: 0300 200 7801).

## Price

Inviting offers in the region of £1.75m.

## VAT

We are advised that the property is not VAT registered and therefore VAT will not be payable in addition to the purchase price.

## Viewing

Strictly by appointment with the sole selling agents:  
Frazer Kidd, 028 9023 3111 or [mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)



## EPCs

Available on request

## Viewing

Strictly by appointment with the sole selling agents:



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