

simon**BRIEN**  
RESIDENTIAL

17 Princes Dock Street,  
Belfast, BT1 3DS



Asking Price £25,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Ground floor retail unit of approx 871 sqft (81msq)
- 17 Princess Dock Street
- Internally the property is in a rectangle chaped layout
- The unit requires a full fit out to include plumbing, heating and electrical.
- Planning consent was granted in 2005 under planning Ref: Z/2004/2830/F
- Cash buyers only

## SUMMARY

17 Princess Dock Street is set in the heart of Belfast's historic docklands. This retail unit which extends to c.871 sqft is part of the James Clow Scheme, of 135 apartments a mixture of 1 & 2 bedrooms which was constructed in 2009. Once a bustling hub for shipping trade, Sailor town has undergone much rejuvenation in recent times, with development of Clarendon Dock.

Belfast Harbour's City Quays development has further enhanced the locality and the location now boasts a range of high profile global occupiers who include, Baker McKenzie, Golf Now, TP ICAP, UTV, Wireless and the AC Hotel by Marriott.

The location benefits from excellent levels of accessibility given its immediate connectivity to the M2 and M3 Motorways and M1 via the Westlink. The pedestrian connectivity between Clarendon Dock and Belfast. City Centre (10 minute walk) has been enhanced with a waterfront pathway leading back into the City Centre via Donegall Quay. Please Note: This unit is only suitable for cash buyers.

Rates: Approx. £2,247.61pa

## ACCOMMODATION

### GROUND FLOOR

### WIDEST POINT

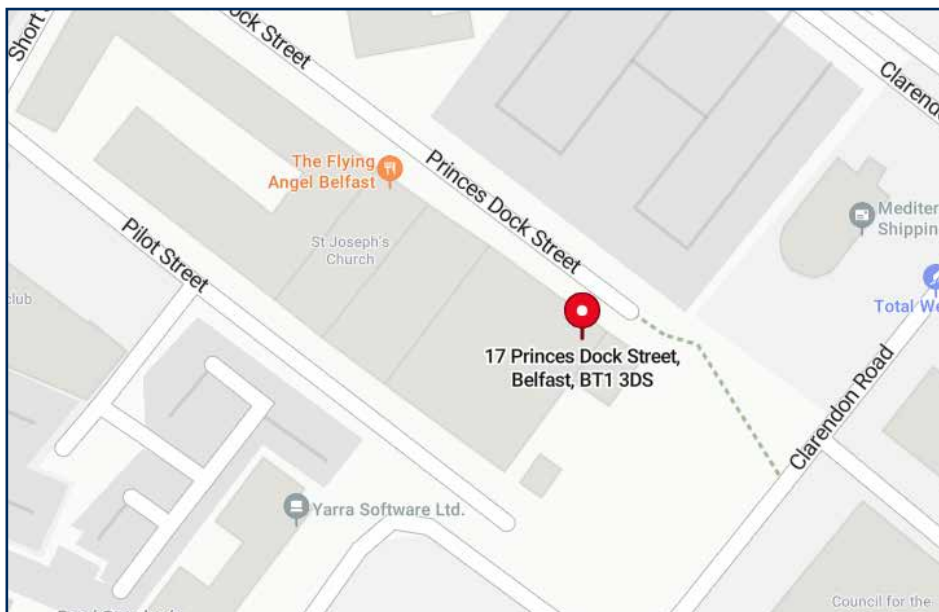
14' 05" x 40' 0" (4.39m x 12.19m)

### HEIGHT

17' 01" x 0" (5.21m x 0m)

### LOCATION:

Princes Dock Street,  
James Clow, Belfast



EPC REF NO: 8414-6401-2456-6276-5245

EPC RATING: 63 C

REF: GB/TOD/F/24



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