

EXPRESSION
OF INTEREST

CRUMLIN ROAD GAOL COTTAGES, 57-87 CRUMLIN ROAD, BELFAST, BT14 6ST

Commercial Regeneration Opportunity Comprising Former Warders Cottages

Lisney

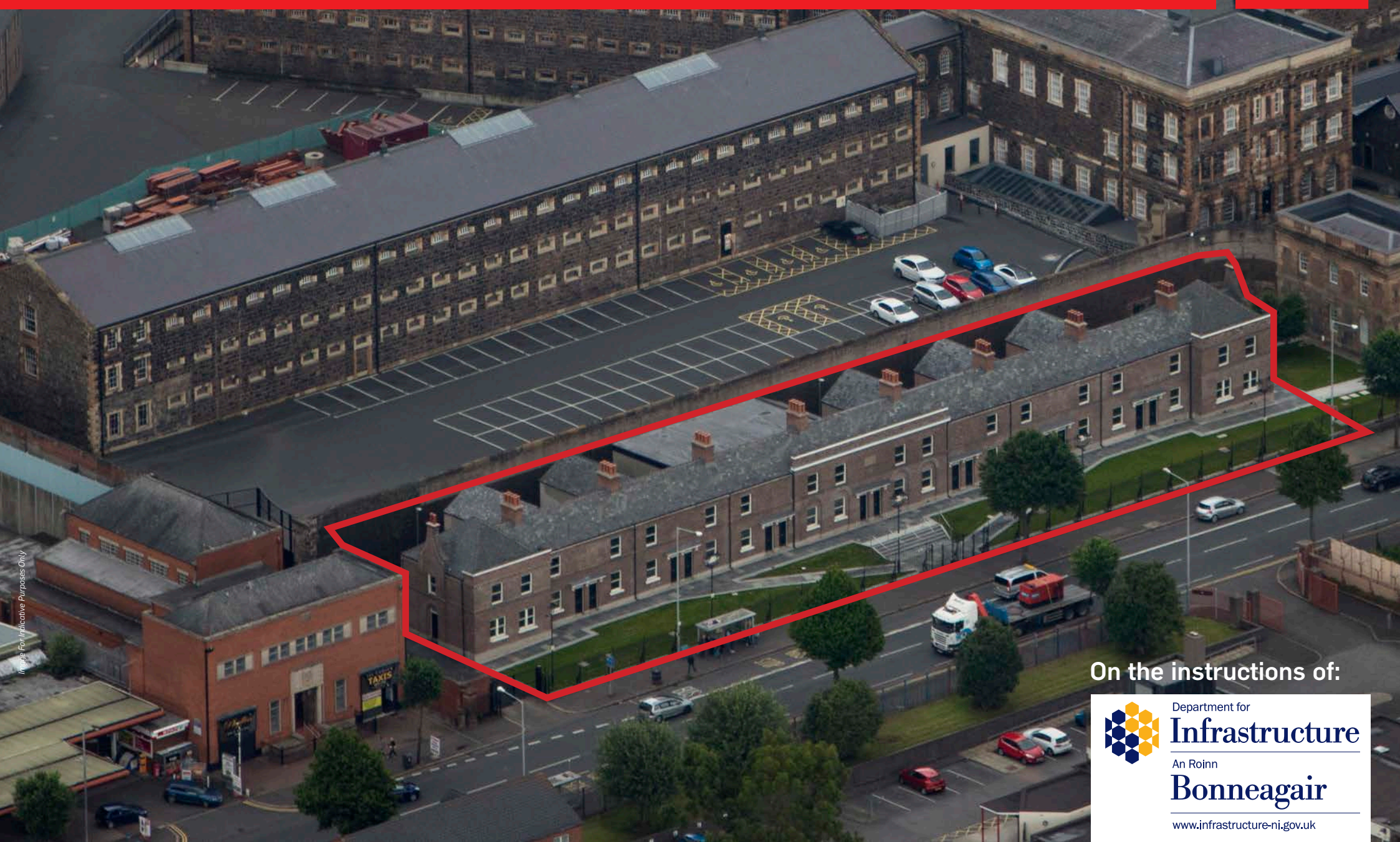


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On the instructions of:



Department for
Infrastructure
An Roinn
Bonneagair
www.infrastructure-ni.gov.uk

Details

The Crumlin Road Gaol Cottages are an important aspect in the overall regeneration of the Crumlin Road Gaol.

The Department for Infrastructure is now inviting Expressions of Interest in order to attract new occupiers and investment to the Gaol site to provide long term social and economic benefits for the area.

This is a unique opportunity to undertake, and be part of, a commercial regeneration scheme that returns this important site to a viable and sustainable economic use which will contribute towards the wider regeneration and tourism ambitions of the area.

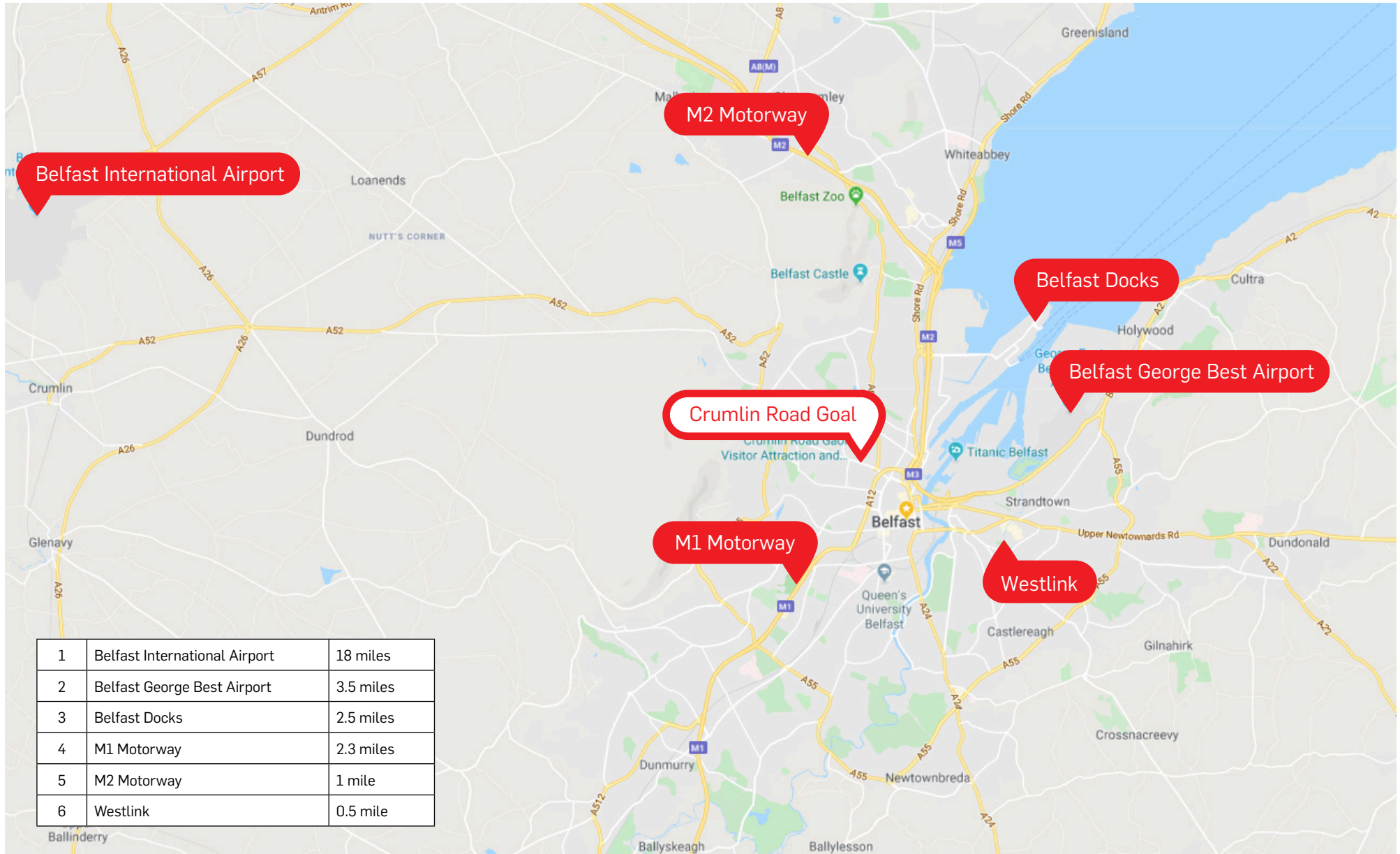
Location

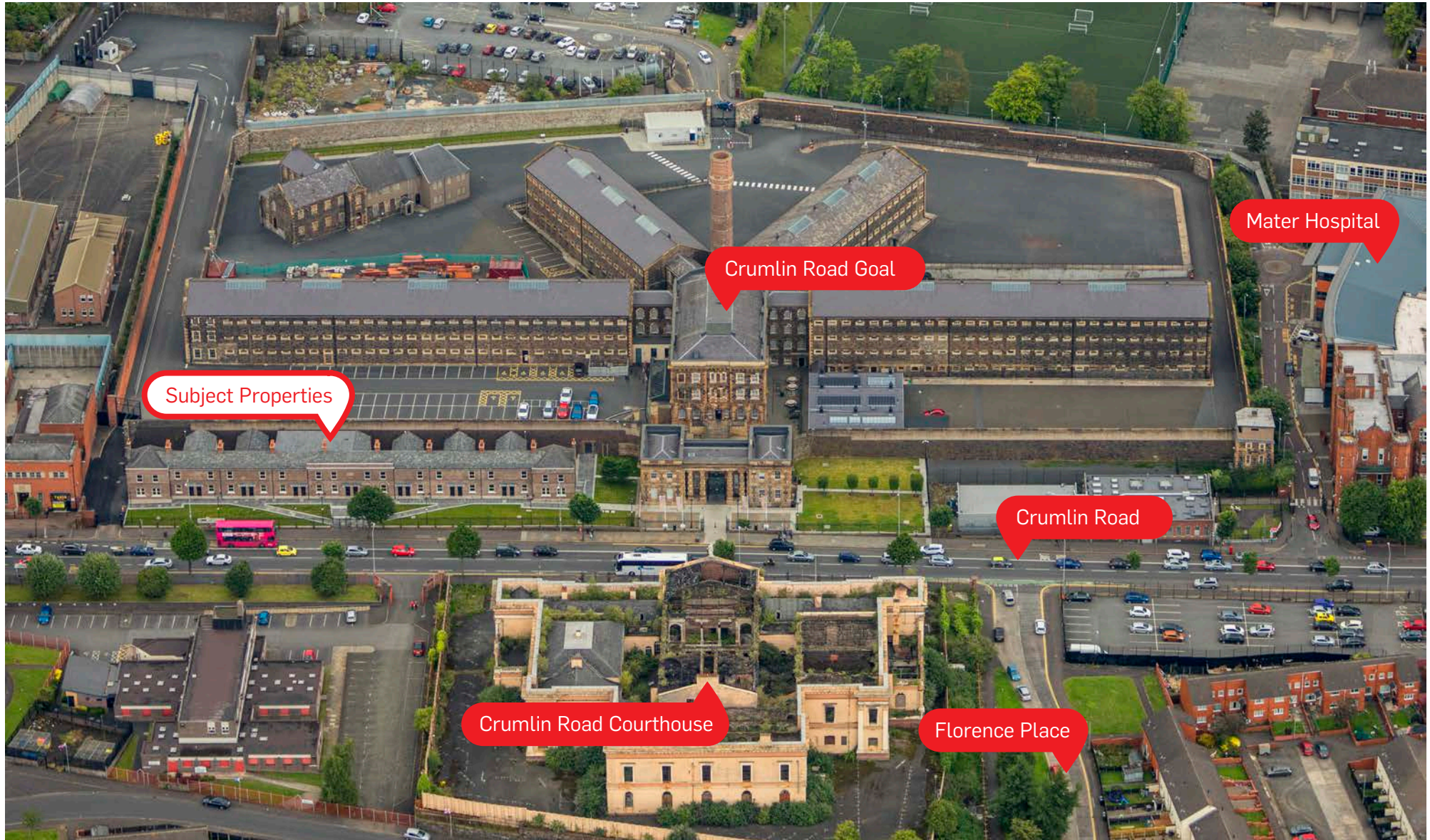
Situated on the Crumlin Road in the north of the city the Gaol is approximately 2 miles from the city centre.

It has a prime location opposite the former Crumlin Road Courthouse and next to the Mater Hospital medical complex in close proximity to the Gridwood Community Hub in north Belfast.

The Crumlin Road is a main arterial route into Belfast City Centre offering excellent links to the Motorway network and public transport, making this prominent location of the site an important opportunity.







Crumlin Road Gaol

Crumlin Road Gaol is a unique site just outside Belfast City Centre and extends to approximately 13 acres.

It was designed by Sir Charles Lanyon (1813-1889) and operated as a prison between 1845 -1996 and is the only Victorian era prison remaining in Northern Ireland.

A major investment programme restored the Gaol frontage and a successful Visitor Attraction and Conference Centre, managed by a private company, was created to include Cuffs Bar & Grill and visitors gift shop.

The Gaol has a track record as a very successful international tourism venue with its Visitor Attraction and Conference Centre having welcomed over 1,000,000 visitors since it opened in November 2012. Crumlin Road Gaol has been graded and awarded a five-star visitor attraction rating, under the Tourism NI Quality Grading Scheme, indicating that the attraction is operating to an 'outstanding' level.



The Cottages

57-87 Crumlin Road, known as The Cottages, were built in 1927 and currently comprise 8 two-storey units of varying sizes and internal layouts on a self-contained site outside the Historic walls of the Gaol.

Prior to the Gaol closing the cottages were used as a social club and offices.

The exterior was restored and repaired in 2013, while the internal areas are in shell condition. Connection to services (gas, water, drainage, electricity) were installed for all the units.

The cottages are only suitable for a range of commercial uses, subject to planning and all necessary consents being obtained. All interested parties will take the units as seen and will be liable for their own fit-out.

Accommodation

We understand the measurements below to be correct.

Cottage Unit	Ground Floor m ²	First Floor m ²	Total Area m ²	Total ft ²
Unit 1 – No 73-87	397	395	792	8,525
Unit 2 – No 71	42	42	84	904
Unit 3 – No 69	42	42	84	904
Unit 4 – No 67	42	42	84	904
Unit 5 – No 63-65	89	89	178	1,916
Unit 6 – No 61	42	42	84	904
Unit 7 – No 59	42	42	84	904
Unit 8 – No 57	48	49	97	1,044
<i>Total</i>	<i>744</i>	<i>743</i>	<i>1,487</i>	<i>16,006</i>

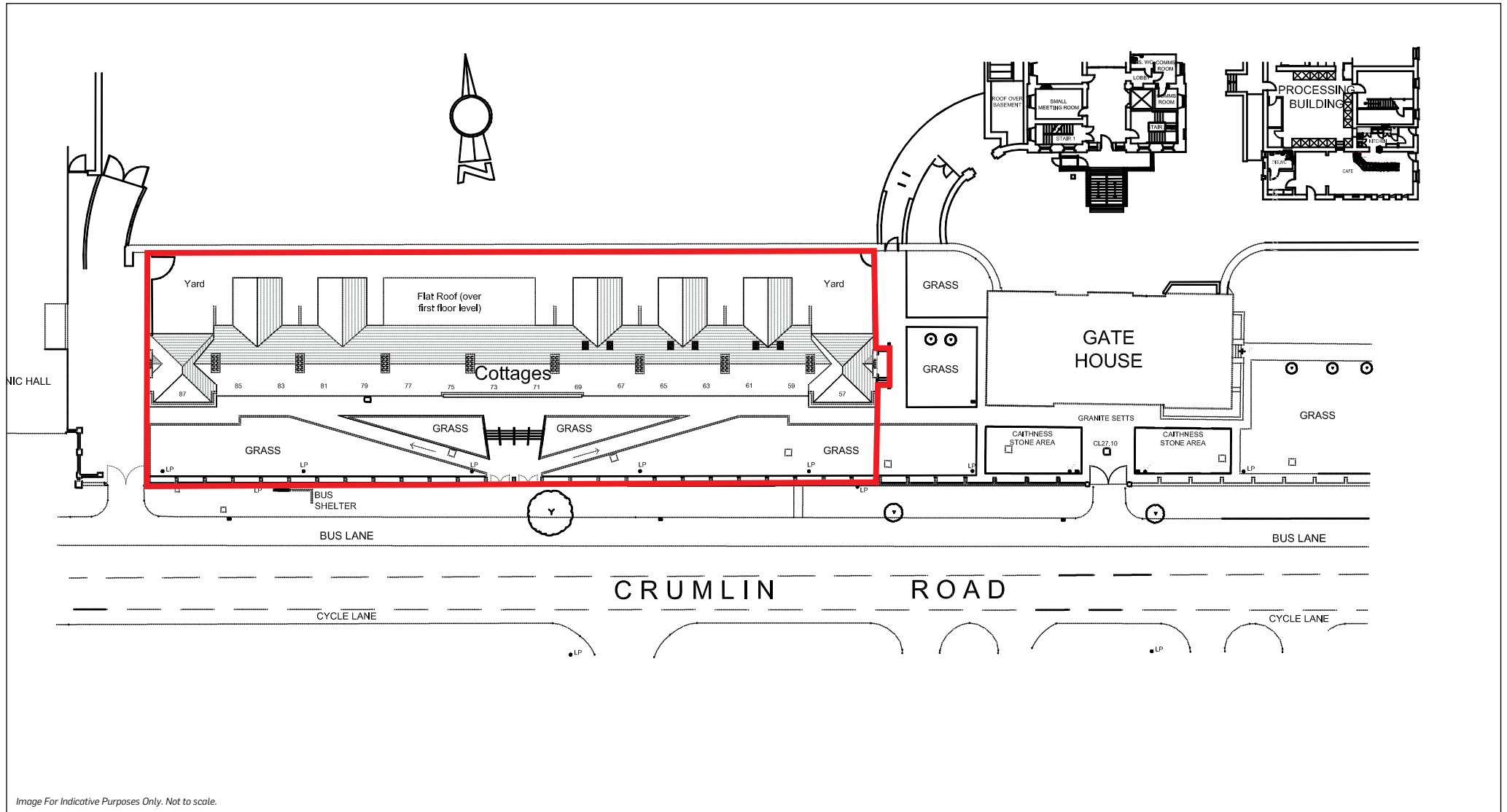
Listing

The cottages are grade B listed.

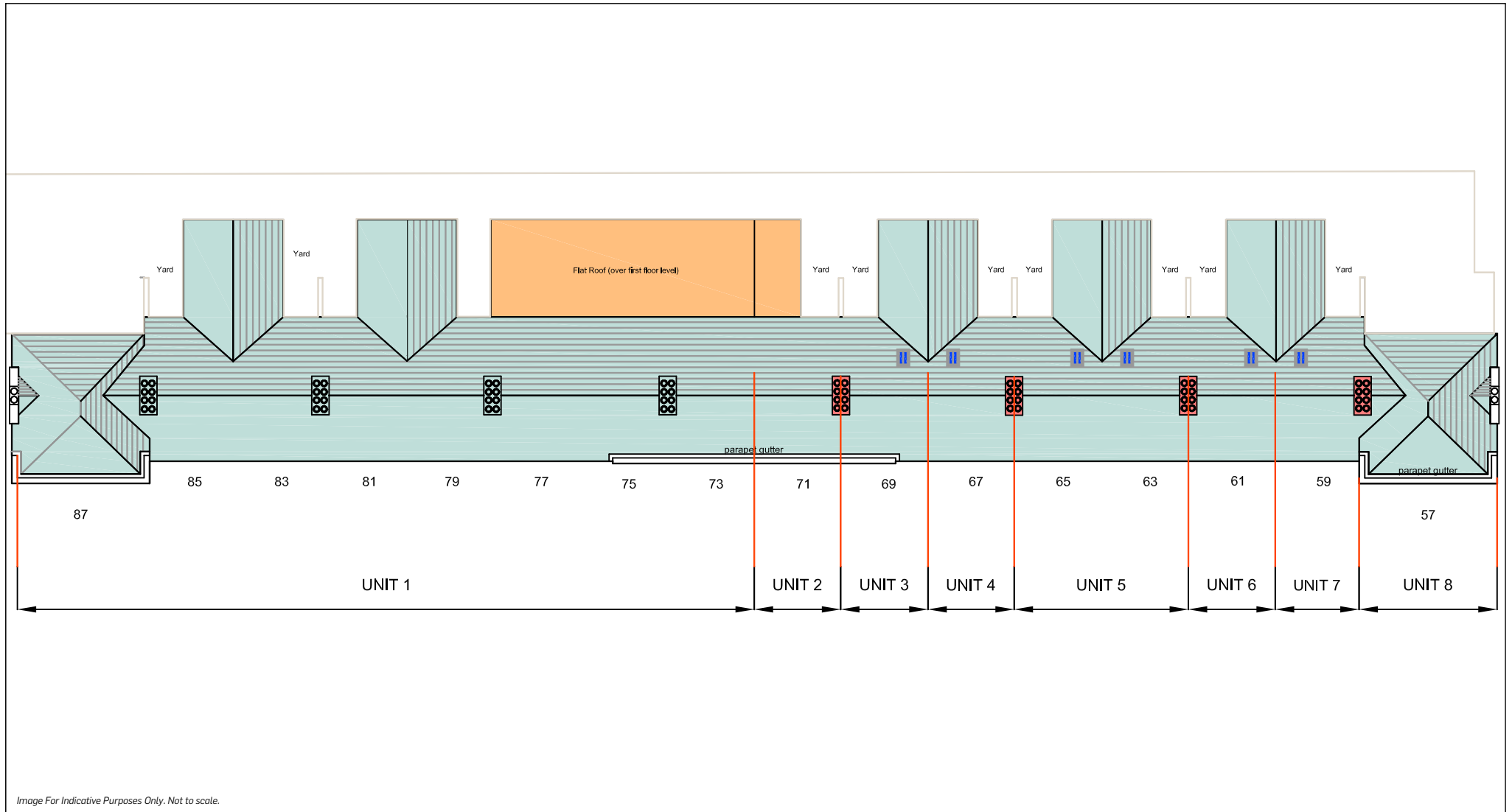
Gallery



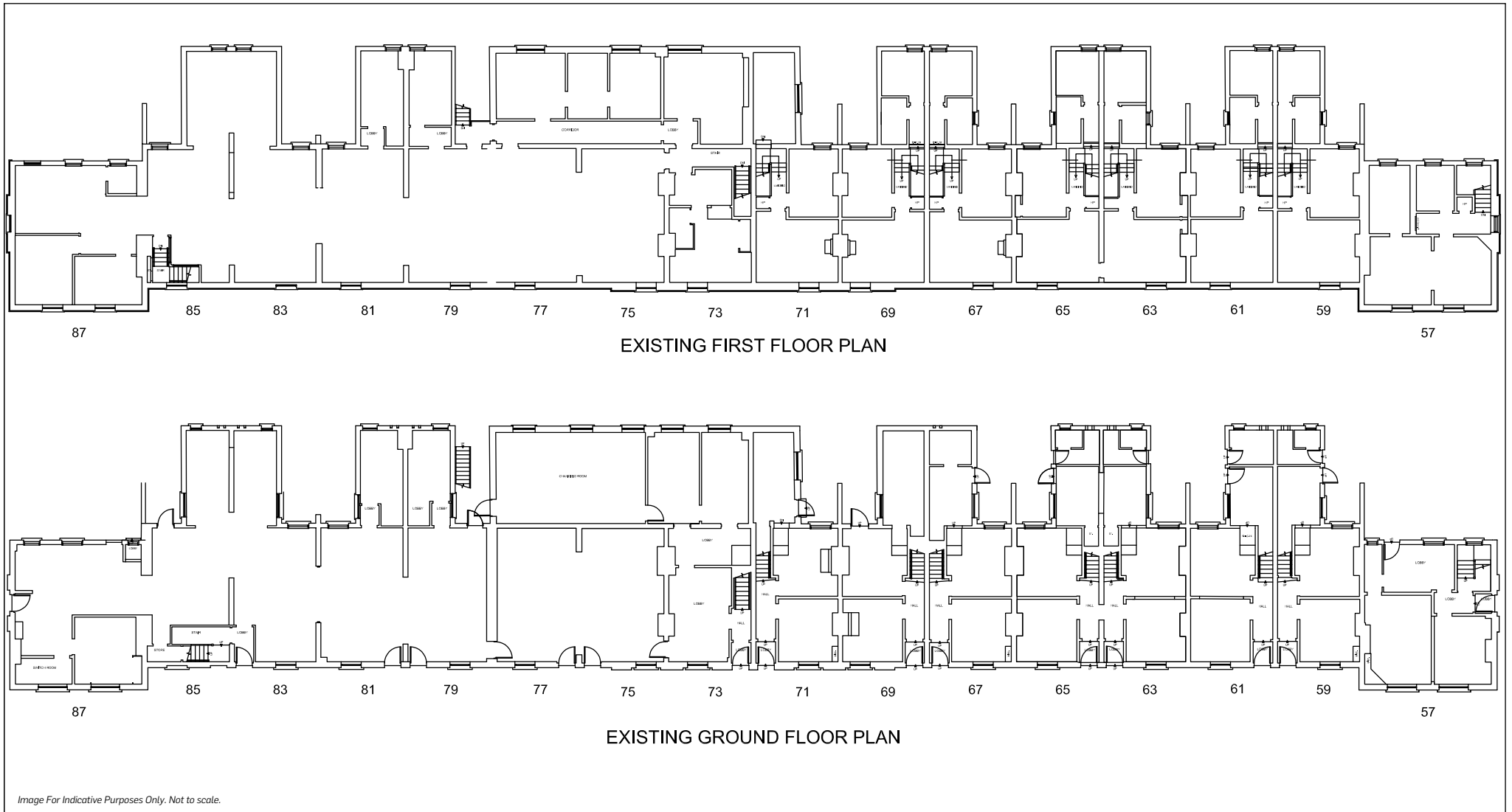
Site Layout

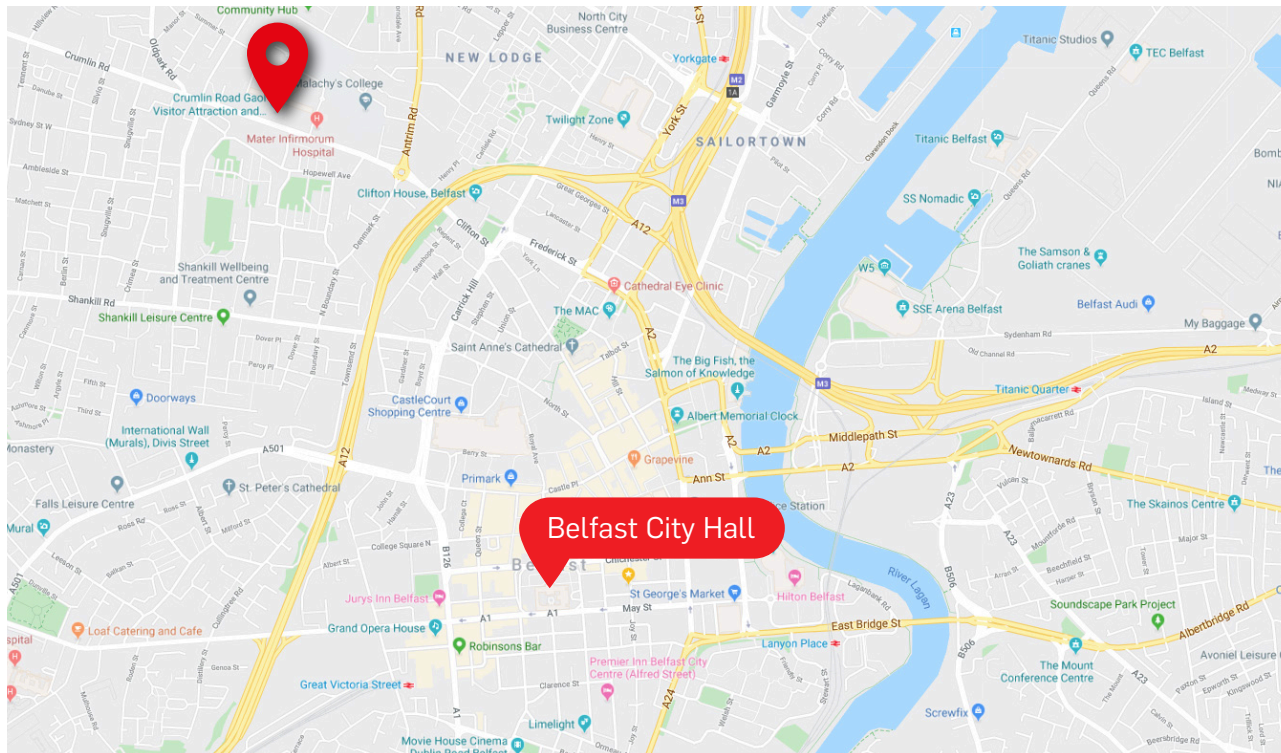


Unit Plan



Existing Floor Plans





Opportunity

The Department for Infrastructure is seeking expressions of interest from all parties interested in regenerating / occupying single, multiple, or the entirety of the vacant Cottage's at Crumlin Road Gaol on a leasehold basis.

Submission of Expression of Interest

Interested parties should return the response form by 12 noon on Friday 17th January 2020.

Viewing

For further information and to arrange a viewing please contact Andrew Gawley on 028 90 501 501 or email agawley@lisney.com

Contact

Andrew Gawley or James Kearney

028 9050 1501

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jkearney@lisney.com

Important Notice

The particulars and any documentation are provided for guidance only and will not form part of any contract which may be entered into.

No representation or warranty is made or given in relation to the condition or suitability of any services.

Department for Infrastructure will not be liable for any inaccuracy in these particulars or in any other documents or for any costs, fees and expenses incurred in viewing the sites, in preparing and submitting expressions of interest.

None of the matters in these particulars or in any other documents or in any proposals which may be made in this expression of interest will constitute an agreement or collateral contract with Department for Infrastructure.