# Dukes at Queen's hotel back on market amid Belfast's growing hospitality surge



Dukes at Queen's, a well-known hotel in the heart of Belfast's student district, has recently emerged on the market with an asking price of £3 million. Closed to the public since April 2022, this 32-bedroom establishment has been under the ownership of Eamon and Eileen Diamond since 2009. Their extensive hospitality portfolio also includes The Rusty Saddle pub in Belfast and the Marine Court Hotel in Bangor, County Down, showcasing their longstanding presence in the Northern Irish hospitality sector.

The hotel’s closure was partly due to its involvement in a long-term contract with the UK Home Office, which has seen some of Belfast's accommodations repurposed under specific government arrangements. In August of last year, Dukes at Queen's became a focal point of unrest during anti-immigration protests in the area, where the windows of the hotel were vandalised alongside another nearby hotel, the Holiday Inn. This incident highlighted the ongoing tensions surrounding immigration in Northern Ireland, reflecting broader societal issues that impact local businesses.

CBRE, the real estate firm handling the sale, underscores the hotel’s prime location at the junction of Botanic Avenue and University Street, a vibrant area frequented by students, tourists, and professionals alike. This significant footfall makes it a desirable asset in an evolving market. According to Lisa McAteer, a senior director at CBRE NI, the appeal of this venue lies in its proximity to Queen's University and various local attractions, which should attract potential investors looking for opportunities in a bustling sector.

Interestingly, this is not the first occasion Dukes at Queen's has been put on the market; it was previously listed in 2015, also at £3 million. After undergoing major renovations under the Diamonds' stewardship, the hotel features a bar and a restaurant called The Practitioner, enhancing its appeal as a hospitality venue.

The recent surge in hotel listings in Belfast reflects a growing trend in the city's hospitality market. For instance, House Belfast, another boutique hotel on Botanic Avenue, has also been listed, while Andras House is planning a £17 million development for a new hotel nearby, further indicating the area’s burgeoning hotel sector. Recent sales in the market include notable transactions like the Ramada hotel in Portrush, which sold for over £2.75 million, and Dalata Hotel Group’s acquisition of the Holiday Inn for £18.5 million.

Investors appear to be increasingly optimistic about Belfast's hotel market, with occupancy rates reportedly climbing consistently. Brian Lavery, managing director of CBRE Belfast, remarked on this growth, noting that the city has seen four consecutive years of improving occupancy rates, which bodes well for both the hotel industry and the wider economy.

As Dukes at Queen's seeks new ownership, it stands as a testament to the shifting dynamics within Belfast’s hospitality landscape, poised to potentially adapt to new trends and demands in the coming years.

### Reference Map

1. Paragraph 1: Lead article
2. Paragraph 2: Related article summaries (1, 2, 3)
3. Paragraph 3: Related article summaries (2, 3)
4. Paragraph 4: Related article summaries (1, 3, 6)
5. Paragraph 5: Related article summaries (2, 4)
6. Paragraph 6: Related article summaries (6, 3)
7. Paragraph 7: Related article summaries (3, 4, 6)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.irishnews.com/news/business/belfast-hotel-closed-to-the-public-for-past-three-years-on-the-market-for-3m-ELCHNNIL5RBHLED25V4AKQG6SA/> - Please view link - unable to able to access data
2. <https://www.irishnews.com/news/business/belfast-hotel-closed-to-the-public-for-past-three-years-on-the-market-for-3m-ELCHNNIL5RBHLED25V4AKQG6SA/> - Dukes at Queen's, a 32-bedroom hotel on University Street in Belfast, has been closed to the public since April 2022 and is now listed for sale at £3 million. Owned by Eamon and Eileen Diamond since 2009, the hotel is situated near Queen's University. The Diamonds also own The Rusty Saddle pub in Belfast and the Marine Court Hotel in Bangor, Co Down. The hotel ceased accepting bookings in April 2022 and was believed to be under a long-term contract with the UK Home Office. In August 2024, the hotel was targeted during anti-immigration protests in south Belfast, resulting in damaged windows. The property is currently vacant, and CBRE's listing highlights its prime location in Belfast's student district. The Diamonds had previously listed the hotel in 2015 with the same asking price. The venue includes a bar and restaurant, 'The Practitioner', and is located at the junction of Botanic Avenue and University Street. Lisa McAteer, a senior director at CBRE NI, emphasized the property's appeal, noting the Queen's Quarter's strong footfall from students, tourists, and professionals. This listing follows other recent hotel sales in the area, including House Belfast on Botanic Avenue, which was put on the market in March 2025 with offers over £500,000 invited for its leasehold interest. Additionally, Andras House has submitted plans for a new £17 million hotel on the same thoroughfare, with YOTEL signed as the operator for the 165-unit venue.
3. <https://www.belfasttelegraph.co.uk/business/belfasts-dukes-hotel-goes-on-the-market-with-a-price-tag-of-3m/31232875.html> - Dukes Hotel, now known as Dukes at Queen's, is on the market for £3 million. The 33-bedroom hotel, bar, and restaurant is located in south Belfast's student area, close to Queen's University. Owned by Eamon Diamond since 2009, the hotel underwent significant renovations under his ownership. The property is expected to attract interest from both local and UK investors. Diamond also owns other businesses, including The Washington Bar in Belfast and the Marine Court Hotel in Bangor. The hotel features a 110-seater restaurant, a cocktail bar, and a function room accommodating up to 110 people. Recent hotel sales in the area include the Ramada hotel in Portrush, sold for over £2.75 million, and the Holiday Inn on Ormeau Avenue, purchased by Dalata Hotel Group for £18.5 million. Paul Collins of CBRE noted the growing interest in hotel investments, with occupancy rates showing consistent growth in Belfast.
4. <https://www.businesseye.co.uk/news/belfast-boutique-hotel-goes-on-the-market/> - CBRE NI has been appointed to manage the sale of House Belfast, a boutique hotel on Botanic Avenue in Belfast. The hotel features 31 elegantly designed bedrooms and is known for its exceptional dining and entertainment offerings, including a ground-floor restaurant, mezzanine-style bar, whiskey bar, function room, and café space. CBRE NI is inviting offers in the region of £500,000 for the leasehold interest, which has over 10 years unexpired. Alan Clancy, owner of House Belfast, expressed pride in the establishment and believes it presents an exciting opportunity for new ownership to take the hotel to the next stage. Previously known as Madison’s, the property underwent significant refurbishment in 2018 and was rebranded as House Belfast. Located just 0.8 miles from Belfast city centre, the hotel is easily accessible to key attractions such as Titanic Belfast, Ulster Museum, and Botanic Gardens. The city’s excellent transport links, including proximity to Belfast City Airport and Belfast International Airport, further add to the asset’s appeal. Lisa McAteer, director at CBRE NI, commented on the exceptional opportunity to acquire a well-established boutique hotel in a prime Belfast location, noting the Queen’s Quarter's thriving area attracting students, professionals, and tourists alike. Northern Ireland’s hotel sector experienced strong growth throughout 2024, and this trend is expected to continue throughout 2025 and beyond. The sale of House Belfast offers operators the chance to capitalize on a well-performing asset with significant potential for further success.
5. <https://www.belfasthotelreview.com/category-closed.htm> - A list of closed hotels in Belfast, Northern Ireland, including Dukes at Queens, which is located in the Queen's Quarter, South Belfast, near Queen's University. The hotel is just a 15-minute walk to the city centre and is listed as closed on the website.
6. <https://www.hospitalityireland.com/hotel/belfast-hotel-on-the-market-for-3-million-16195> - Dukes Hotel in south Belfast is going up for sale at a price tag of £3 million. The 33-bedroom hotel, now called Dukes at Queen's, is expected to draw 'good interest' from investors from Northern Ireland and elsewhere in the UK. Current owner Eamon Diamond oversaw a major revamp to the hotel, bar, and restaurant in 2009. Diamond also owns a number of other businesses around Northern Ireland. The hotel has had high occupancy rates in the last few months, and adds yet another hotel to the market that has been busy in 2015. Just recently, the Etap hotel in Belfast sold for £6.6 million, while Dalata has been expanding its portfolio by purchasing the Holiday Inn for £18.5 million. Brian Lavery, managing director of CBRE Belfast, said that there will be further activity on the market as occupancy rates hit record levels. 'This will be the fourth year in a row of improving occupancy rates, which is great news for both the hotel sector and the wider economy,' he said.
7. <https://www.telegraph.co.uk/travel/destinations/europe/united-kingdom/northern-ireland/belfast/hotels/dukes-at-queens-hotel/> - Dukes at Queens is a neo-Gothic Victorian hotel located in the leafy university quarter of Belfast, on Botanic Avenue. The hotel is a 10-minute walk to Queen’s University, Botanic Gardens, and the Ulster Museum, and only a 20-minute walk into the city centre. The building was once a health board headquarters and has been transformed into a hotel with a reception area decorated with silver leaf wallpaper and an adjacent bar and restaurant styled like a fin de siècle Parisian boudoir. The hotel has been taken over by new managers Nora Douds and Pauline McCullough of Tara Lodge in Belfast, and a vibrant, simple, and welcoming look is expected to be implemented soon.