



Lisney

COMMERCIAL REAL ESTATE

FOR SALE

33 Wellington Park, Belfast, BT9 6DL

REFURBISHMENT OPPORTUNITY WITH RESIDENTIAL POTENTIAL (STPP) C. 3,702 SQ FT.

Lisney

COMMERCIAL REAL ESTATE

FEATURES

Extensive former office property of c. 3,702 sq ft

Situated in an established residential area popular with families, professionals and students

Exceptional potential for refurbishment or redevelopment (STPP)

LOCATION

The subject property is situated on Wellington Park, just 1.3 miles from the City Centre, approximately 7 minutes drive or a 25 minute walk. This short distance makes the location very popular for families, professionals and students.

Wellington Park is a wide, leafy street which runs between the Lisburn Road and the Malone Road and benefits from plenty of on street parking.

The general area offers a plethora of cafes, restaurants, shops and schools, with the City Centre, Queens University, Belfast City Hospital, Botanic and Stranmillis all within minutes' walk.

DESCRIPTION

The subject property comprises of a three storey building of circa 3,702 square feet, previously in use as an office.

The property has great potential for refurbishment back into an office property, serviced offices, a single dwelling or apartments, all subject to obtaining the necessary planning consents.

The ground floor provides six well proportioned rooms with two bathrooms, a garage and two small courtyards. The first floor provides seven more rooms along with two bathrooms. The third floor provides four large rooms.

Internally, the property requires some refurbishment.





ACCOMMODATION

The areas below are approximate areas.

Floor	Sq Ft	Sq M
Ground	1,503	139.63
First	1,291	119.94
Second	908	84.36
Total	3,702	343.93

RATES

From a review of the Land & Property Services Rating list, we understand the rates to be as follows;

Net Annual Value	£26,700
Rate in the £ 23/24	0.572221
Payable	£15,278

PRICE

Offers over £375,000.

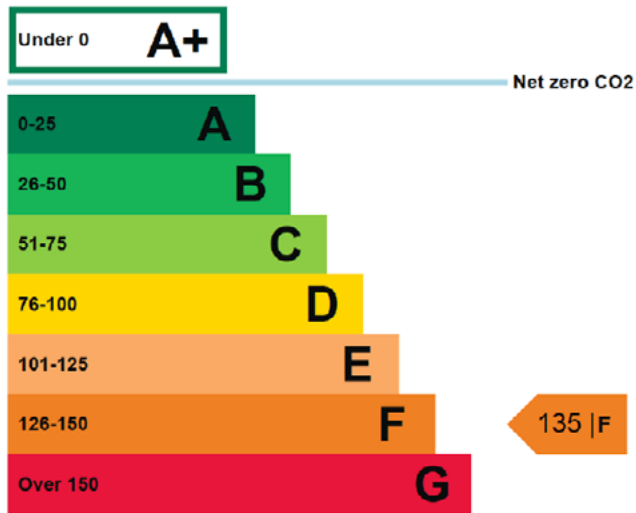


VAT

All prices and outgoings are exclusive of but may be liable to V.A.T.

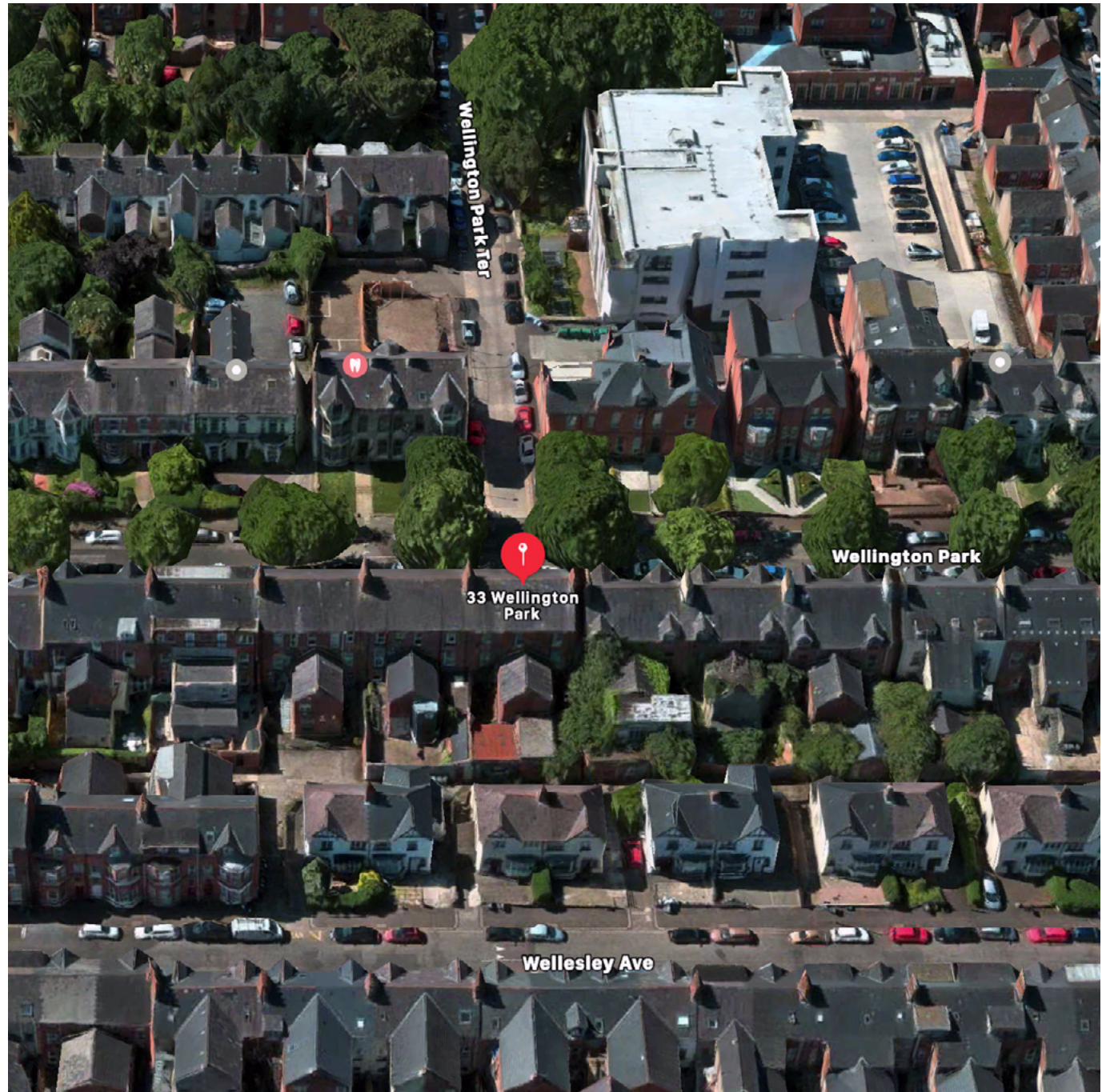
EPC

The property has an Energy Efficiency rating of F135. The full Certificate can be made available upon request.

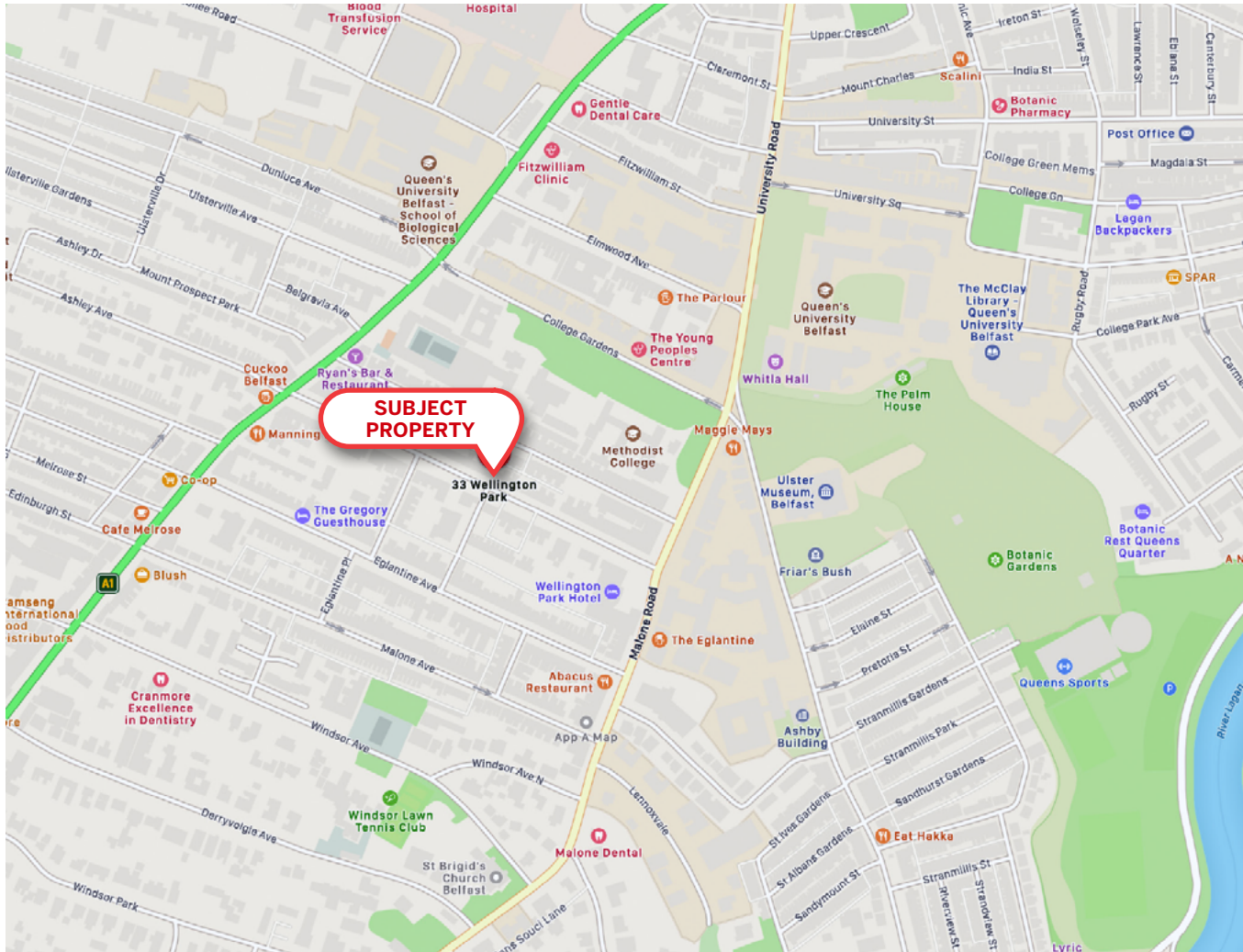


STAMP DUTY

Stamp Duty will be the responsibility of the purchaser.



LOCATION



CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney.

The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



Lisney
COMMERCIAL REAL ESTATE

For further information:

Lynn Taylor: 028 9050 1556 / 07813 020 181

ltaylor@lisney-belfast.com

Viewing Strictly by appointment with the sole selling agent Lisney.

Lisney Commercial Real Estate

3rd Floor, Montgomery House,
29-33 Montgomery St., Belfast, BT1 4NX
Tel: 028 90 501 501

Email: property@lisney-belfast.com

lisney.com   

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

