



Lisney

COMMERCIAL REAL ESTATE

FOR SALE (MAY LET)

91 Wellington Park, Belfast, BT9 6DP

EXCEPTIONAL PROPERTY IN POPULAR LOCATION WITH POTENTIAL FOR VARIOUS USES (STPP)

OUTLINE FOR INDICATIVE PURPOSES ONLY

Lisney

COMMERCIAL REAL ESTATE

FEATURES

Beautiful office property ready for occupation

Circa 2,750 Sq Ft

Potential for various commercial uses
- B&B / boutique hotel /retail (STPP)

Potential to split into two dwellings
(STPP) - 91a & 91b

Extremely popular location in South
Belfast

Situated on the corner of Lisburn
Road and Wellington Park

Surrounded by beautiful, mature trees
providing a green, leafy outlook

LOCATION

The subject property is situated on Wellington Park, just 1.3 miles from the City Centre, approximately 7 minutes drive or a 20/ 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 a beautiful building on a large corner site at the junction of Wellington Park and Lisburn Road. The external areas have been recently refurbished to provide a tidy paved courtyard/parking area.

Internally, the property comprises a light and bright office building which is fitted with plastered and painted walls, carpeted / wooden laminate flooring, perimeter trunking and strip fluorescent lighting.

We understand that the building is Grade B1 Listed and has been well maintained both internally and externally.

Such a beautiful building in this great location makes it ideal for many uses (subject to all necessary planning approvals).

The property comprises the following:

- Ground floor: Large entrance and feature staircase, four large offices, accessible bathroom and small back yard
- First floor: Four large office suites and one small office
- Second floor: Two large offices, kitchen and male and female bathrooms.

We understand the vendors have had their architect draw up indicative plans for two schemes as shown on pages 6 & 7.

- Scheme 1 - Boutique Hotel - please note, a different configuration may create more rooms.
- Scheme 2 - Two dwellings, creating Number 91a and Number 91b Wellington Park.

ACCOMMODATION

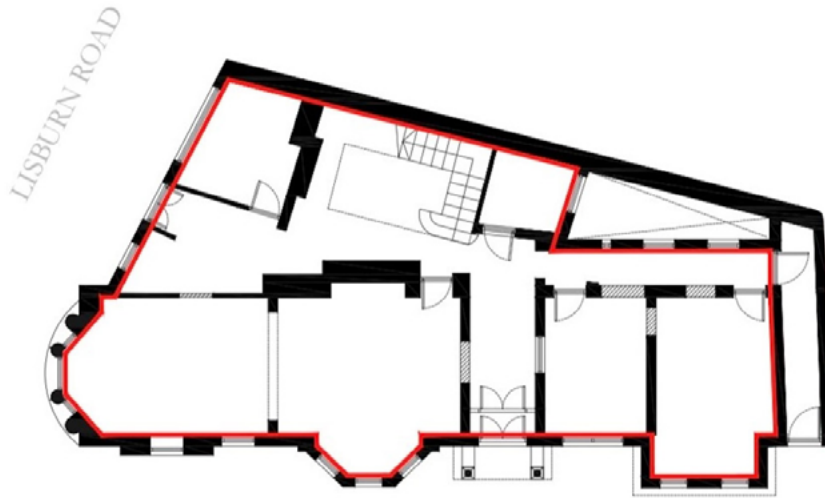
The areas below are approximate net internal areas.

Ground	862 sq ft (80.1 sq m)
First	1,096 sq ft (101.8 sq m)
Second	794 sq ft (73.8 sq m)
TOTAL	2,752 sq ft (255.7 sq m)



EXISTING LAYOUT - GROUND FLOOR

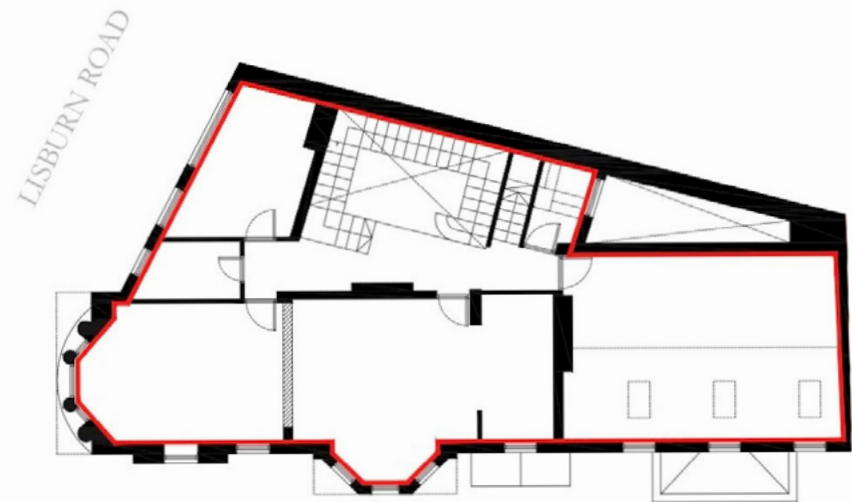
91
GIA: 143m²



WELLINGTON PARK

EXISTING LAYOUT - FIRST FLOOR

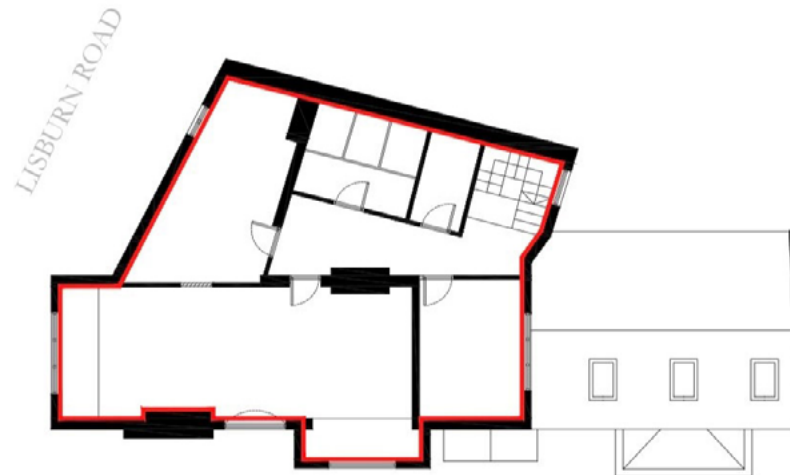
91
GIA: 147m²



WELLINGTON PARK

EXISTING LAYOUT - SECOND FLOOR

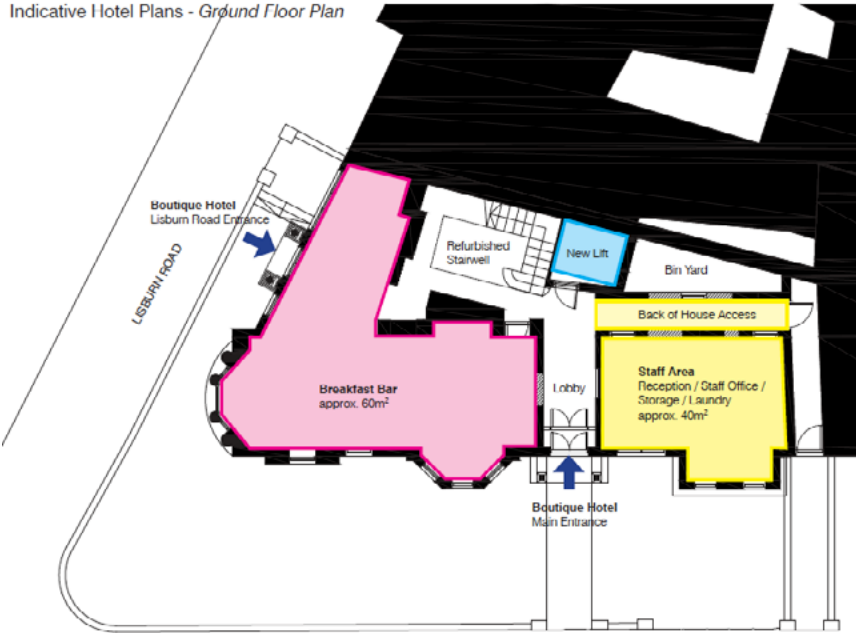
91
GIA: 110m²



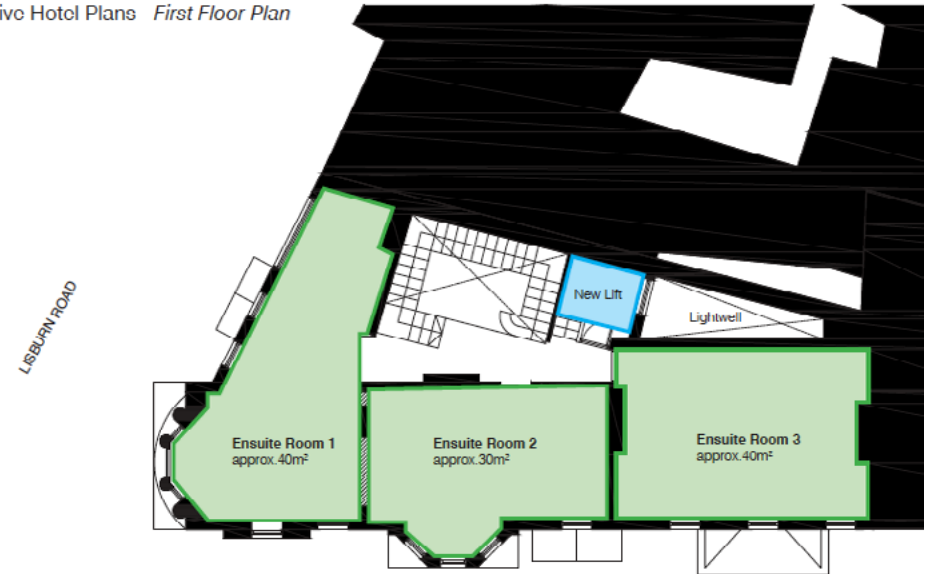
OUTLINES FOR INDICATIVE PURPOSES ONLY

INDICATIVE PLANS FOR BOUTIQUE HOTEL (STPP)

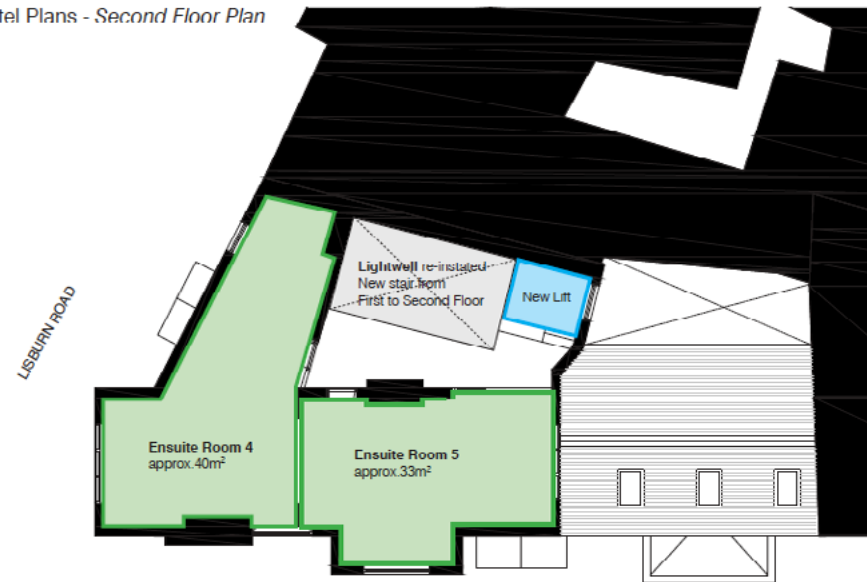
Indicative Hotel Plans - Ground Floor Plan



Indicative Hotel Plans First Floor Plan



Indicative Hotel Plans - Second Floor Plan

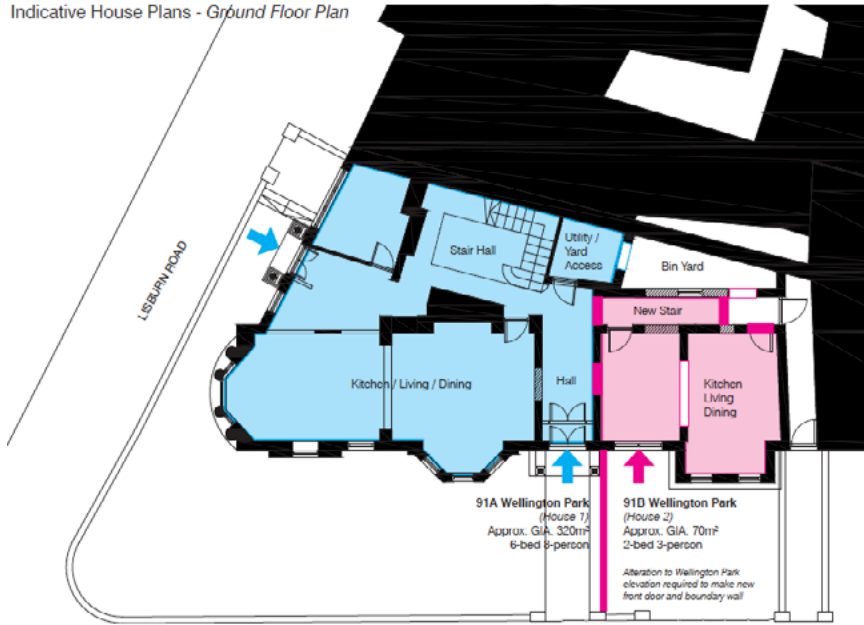


*PLEASE NOTE

These are indicative plans only and it may be possible to increase the number of bedrooms with a different configuration.

INDICATIVE PLANS FOR SPLITTING INTO TWO DWELLINGS

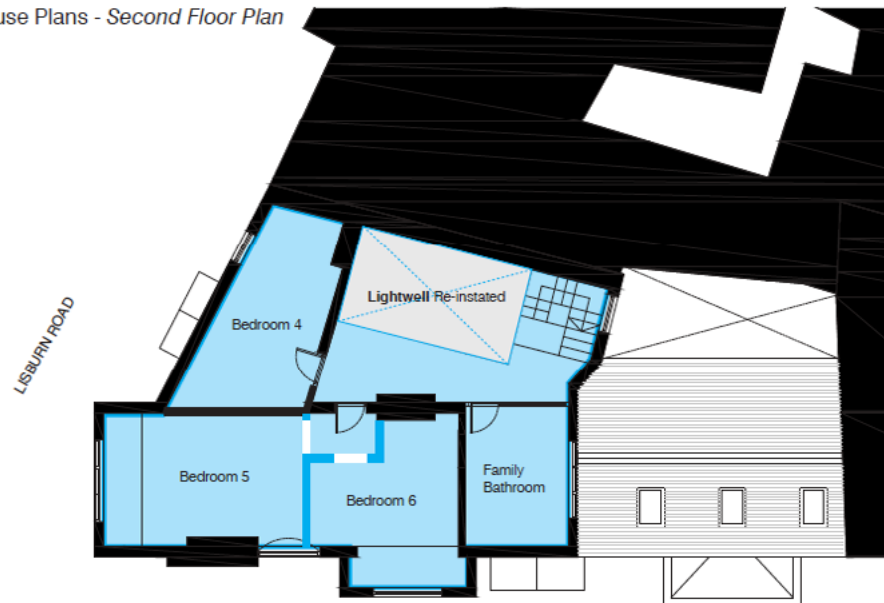
Indicative House Plans - Ground Floor Plan



Indicative House Plans - First Floor Plan



Indicative House Plans - Second Floor Plan



TITLE

We understand the title is held on a Freehold / Long Leasehold Basis.

RATES PAYABLE

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

NAV:	£26,200
Rates Pounding 2023/24:	0. 572221
Rates Payable:	£14,992



SALE PRICE

£500,000 exclusive

LEASE DETAILS

Term: Negotiable

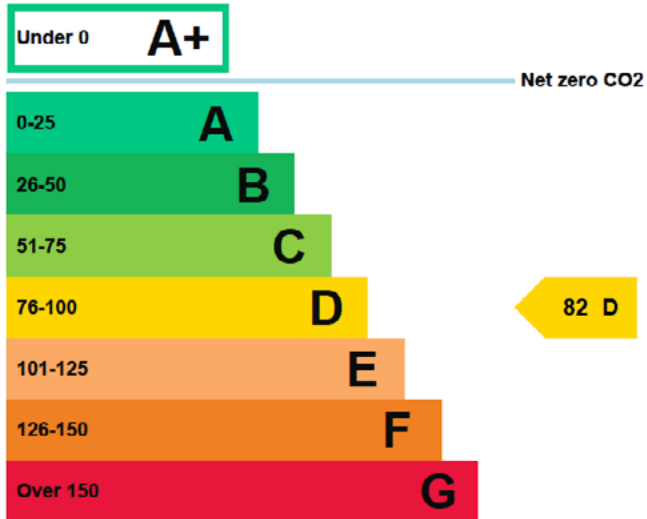
Repairs: Full Repairing & Insuring Terms

Rent: £30,000 per annum exclusive

EPC

Energy Efficiency rating of D82.

The full Certificate can be made available upon request.



LOCATION



STAMP DUTY

Stamp duty will be the liability of the purchaser.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

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/ukxi/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

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Viewing Strictly by appointment with the sole Agent Lisney.

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