

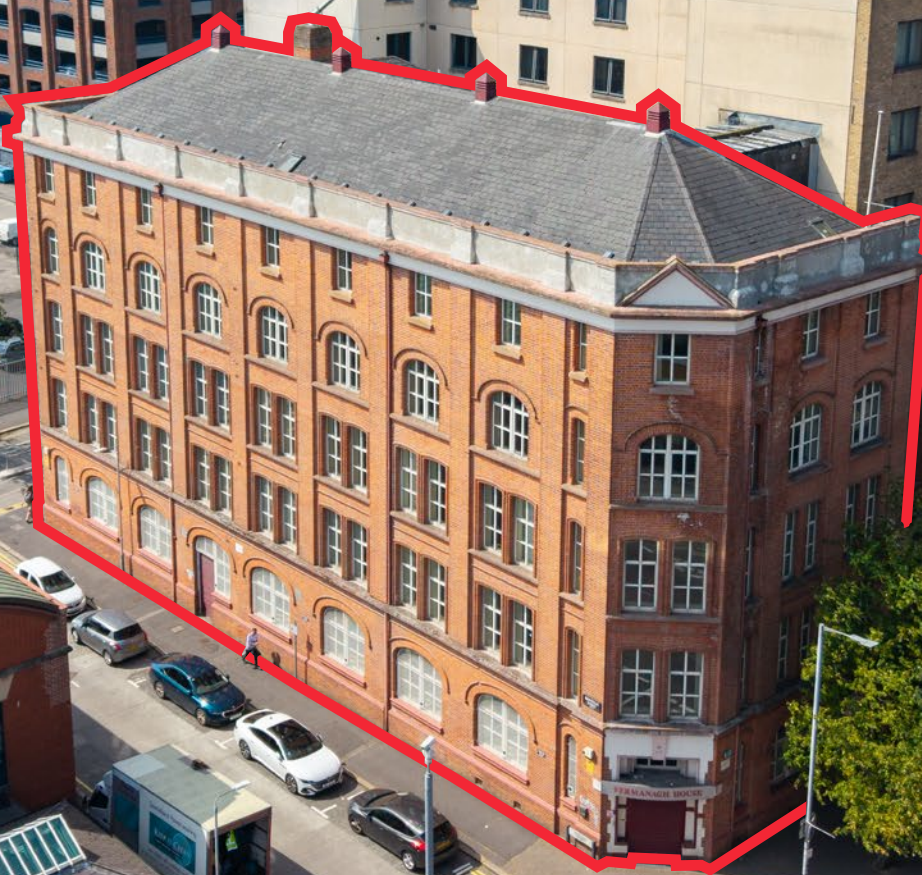
FOR SALE

City Centre Refurbishment/Repurposing Opportunity – c.12,928 sqft (NIA)

FERMANAGH HOUSE, 20A ORMEAU AVENUE, BELFAST BT2 8NJ

Lisney

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

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FEATURES

Existing office building located on southern edge of Belfast's city centre core

Considerable refurbishment / repurposing potential

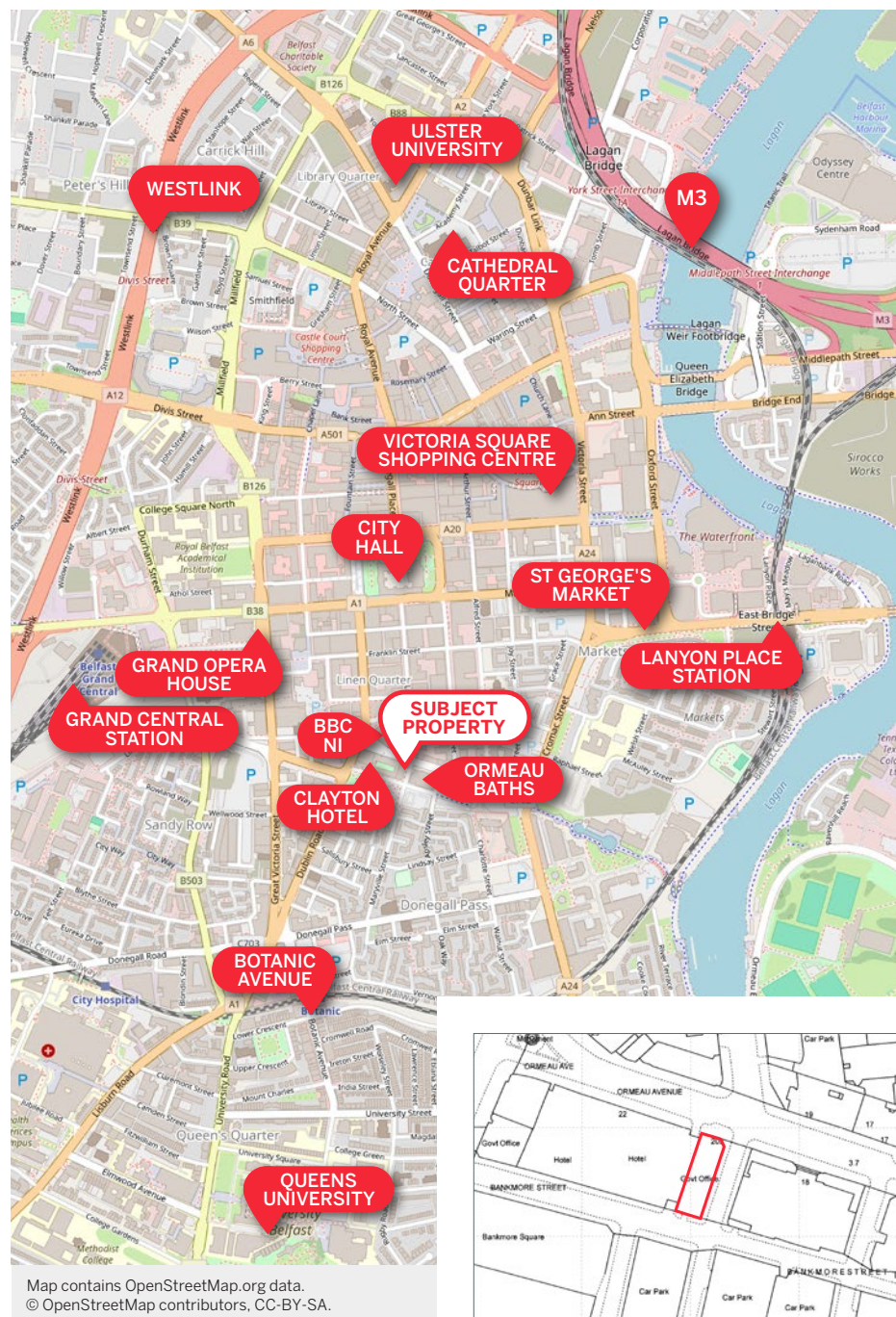
Prominent c.0.1 acre corner site overlooking Ormeau Baths

c.12,928 sqft (c.1,201 sqm) (NIA) of existing accommodation across ground and four upper floors

The property benefits from attractive period characteristics

To be sold with the benefit of Vacant Possession

Unconditional offers sought, subject to contract



Map contains OpenStreetMap.org data.
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LOCATION

The property is located a short distance to the south of Belfast's City Hall, occupying a prominent plot on the corner of Ormeau Avenue, Maryville Street and Bankmore Street. The area immediately surrounding the property is characterised by a broad range of uses, including modern purpose-built student accommodation, commercial offices, retail premises, hotel and residential accommodation, much of which has been recently developed.

The property benefits from excellent connectivity. Belfast's new Grand Central Station is located a short distance to the west, which provides an extensive range of rail and bus services across Northern Ireland and beyond. The Westlink is easily accessible to the west and provides access to the M1 and M2. Belfast's Rapid Transit system 'The Glider' is easily accessible from the property on foot, with stops along May Street to the immediate north, whilst a wide range of bus routes also operate nearby, offering strong connections across the city.

Given its city centre location, the majority of Belfast's main retail, leisure and entertainment destinations are all easily accessible from the property, including Ormeau Baths (<1-min walk), Grand Opera House (c.8-min walk), Botanic Avenue (c.8-min walk), Donegall Place (c.9-min walk), St George's Market (c.10-min walk) and Victoria Square Shopping Centre (c.11-min walk). The Lagan Towpath, which comprises c.11 miles of off-road public access, is also easily accessible to the east of the property.

The property is centrally positioned between two world-class universities, Queens University Belfast (c.17-min walk) and Ulster University's York Street campus (c.20-min walk), therefore making it an attractive location for students.



DESCRIPTION

The property, understood to have been constructed during the early 20th Century, comprises a c.12,928 sqft (c.1,201 sqm) (NIA) vacant office building arranged over ground and four upper floors.

The main entrance to the property is located on the corner of Ormeau Avenue and Maryville Street, which in turn leads to the main reception area. The ground floor comprises a range of cellular office spaces, a large board room, storage rooms, a staff kitchen, WC and the principal plant room. A dedicated fire exit provides access directly onto Maryville Street.

The upper floors of the property are accessed via a grand curved staircase, which leads from the main reception area. An internal fire escape staircase is located to the rear of the property, providing a secondary means of access to the upper floors.

The upper floors primarily comprise of open plan office spaces, dedicated meeting and IT rooms, staff kitchen areas, WCs and storage rooms. The existing NIA of the first, second and third floors are broadly similar, whilst the fourth floor benefits from a higher NIA due to the reduced amount of circulation space across this level.

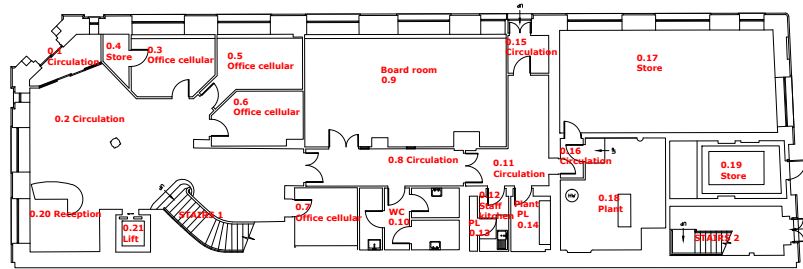
ACCOMMODATION

Floor	Use	sqm	sqft
Ground	Reception/ Office	192	2,067
First	Office	227	2,443
Second	Office	250	2,691
Third	Office	235	2,530
Fourth	Office	297	3,197
Total		1,201	12,928

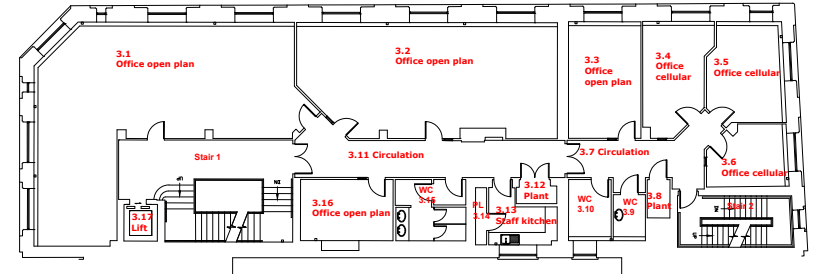


FLOOR PLANS

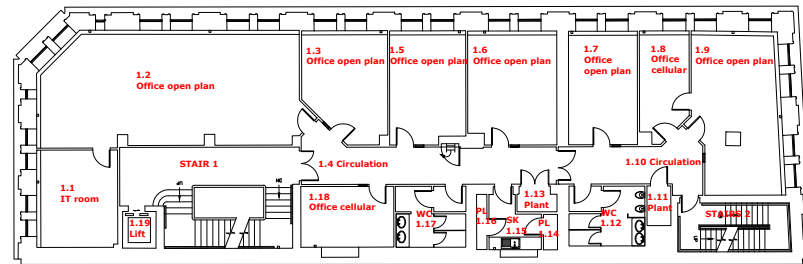
GROUND FLOOR



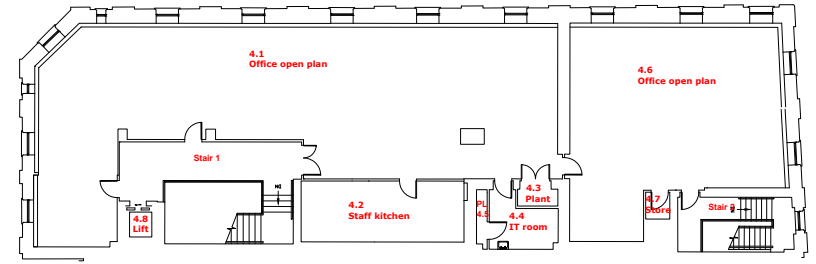
THIRD FLOOR



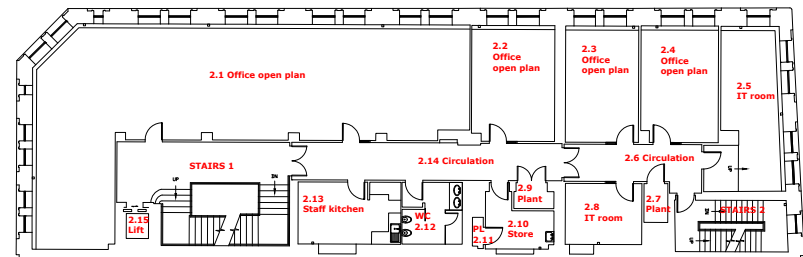
FIRST FLOOR



FOURTH FLOOR



SECOND FLOOR

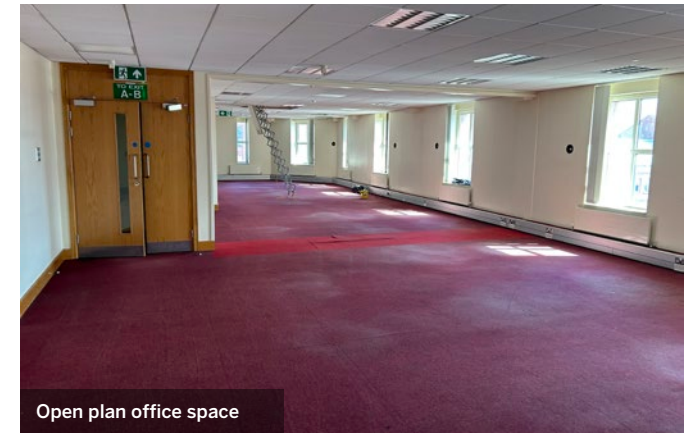


Please note

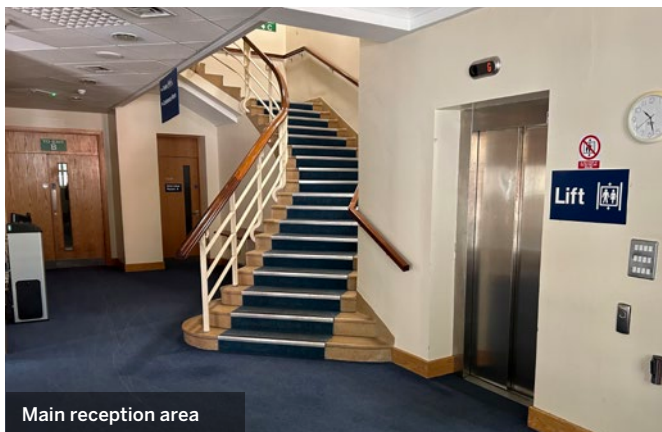
A full set of floor plans in CAD format are available upon request



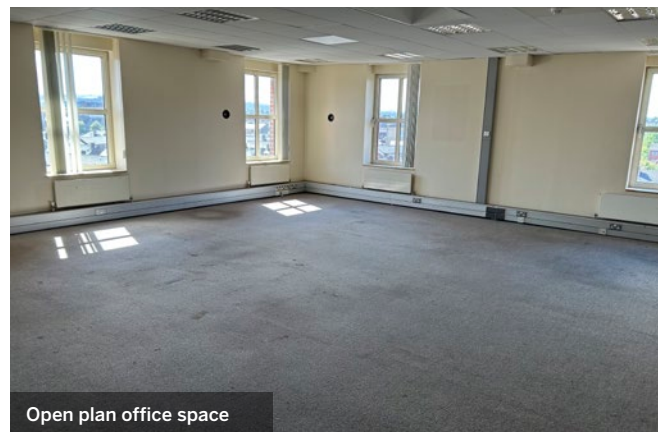
External façade



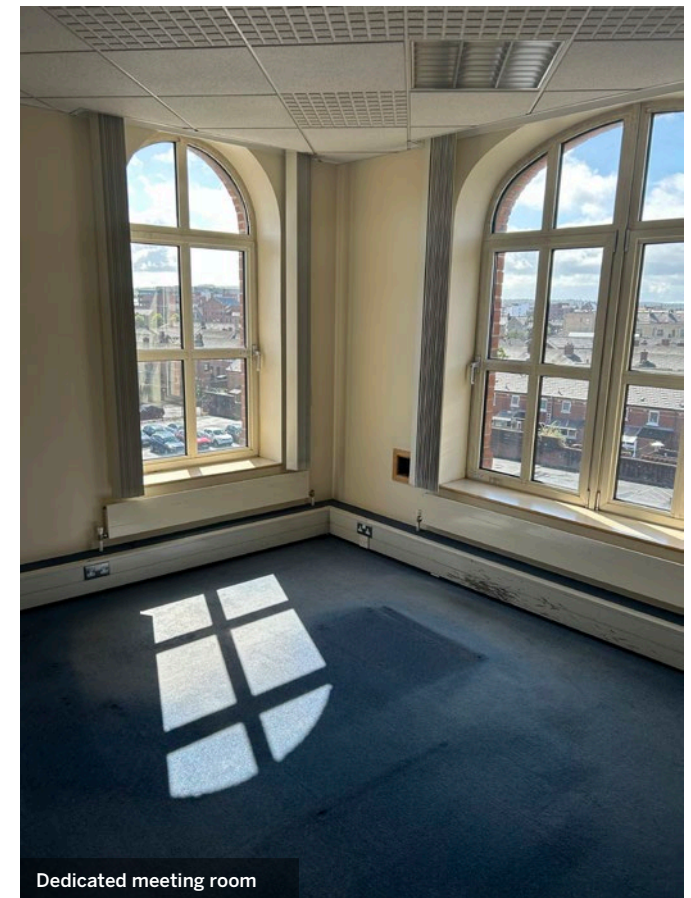
Open plan office space



Main reception area



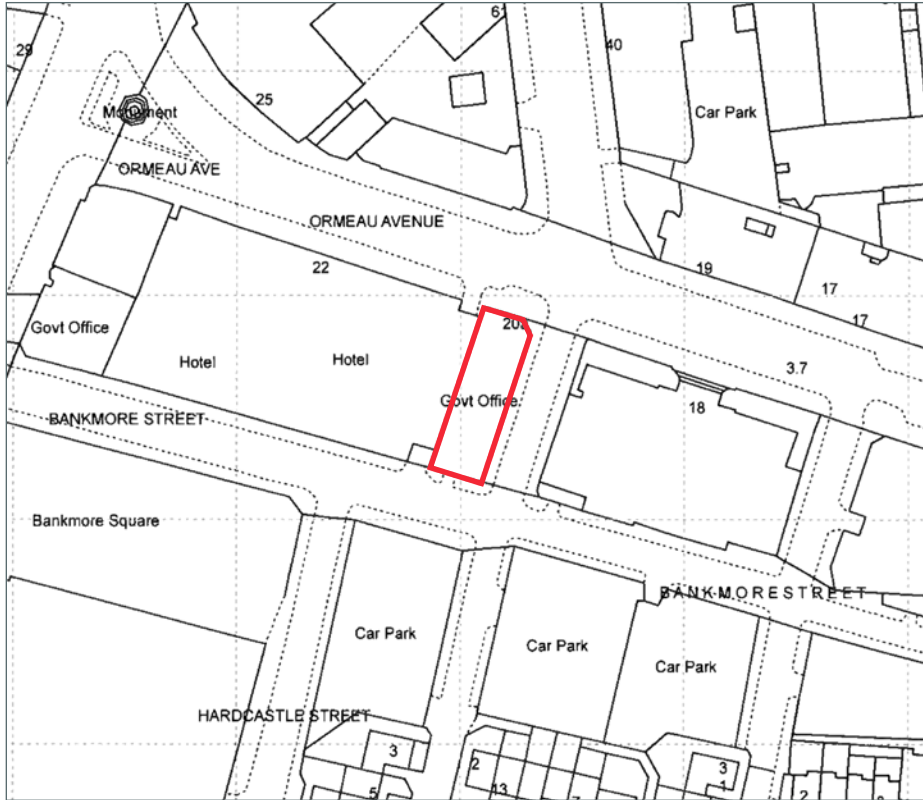
Open plan office space



Dedicated meeting room

TITLE

The property is understood to be held Freehold by way of a fee farm grant with no annual rent payable.



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.

PROPOSAL

We are instructed to seek offers in excess of £1,500,000, subject to contract and by way of informal tender.

Interested parties should note that the Vendor will have sole discretion to accept or reject any offer and is not bound to accept the highest (or indeed any) offer received. The Vendor will reserve the absolute right to seek to negotiate with any bidder after the receipt of initial bids and shall not be bound by nor made conditional upon any bidder's offer as stated.

VIEWINGS

Internal inspections of the property can be arranged by appointment only with the retained agents. Please contact a member of the team to organise an inspection.

VAT

We understand the property is not elected for VAT purposes.

EPC

The property has an energy efficiency rating of 70 C. A copy of the full certificate can be made available upon request.

SCORE	ENERGY RATING	RATING
<0	A+	
	Net zero CO ₂ emissions	
0-25	A	
26-50	B	
51-75	C	70 C
76-100	D	
101-125	E	
126-150	F	
>150	G	

RATES PAYABLE

We understand from Land & Property Services the rates payable to be as follows:

Net Annual Value (NAV): £105,500
Rates Pounding (2025/26): £0.626592
Rates Payable: £66,105.46

Lisney

COMMERCIAL REAL ESTATE

For further information:

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gjolliffe@lisney-belfast.com

Viewing strictly by appointment with the sole selling agent Lisney

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lisney.com



REF 24709

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.

