

FOR SALE (MAY LET)

68 Donegall Pass, Belfast BT7 1BU

WELL LOCATED OFFICE BUILDING WITH MODERN EXTENSION COMPRISING APPROXIMATELY 2,428 SQ FT. WITH POTENTIAL FOR RESIDENTIAL CONVERSION (STPP)



Commercial Real Estate
From every angle



FEATURES

Well located office building
approximately 2,428 sq ft

Convenient access to Belfast City
Centre, Lisburn Road, Botanic Avenue
and Shaftesbury Square

We understand there could be
potential to convert the building into 5
apartments, comprising of 3x2 beds
and 2x1 beds (STPP)

Suitable for a wide variety of uses
(STPP) and should therefore appeal to
owner occupiers or investors alike

LOCATION

The property is located on Donegall Pass, less than a mile south of Belfast City Centre. The subject has easy access to the City Centre via the Ormeau Road and Great Victoria Street.

The property also benefits from convenient access to the M1 Motorway, via the Westlink Grosvenor Road junction, just 1.2 miles away.

The surrounding occupiers include RPP Architects, Rainey & Best, Barclay Communications, WorkPal and Hinds & Co.

DESCRIPTION

The property comprises an attractive B1 listed mid terrace office building with accommodation over three floors and a modern extension to the rear. Externally property is of solid brick wall construction with a pitched roof, clad in slate. The front door and internal flooring are raised above ground level with access to the building via a small set of concrete steps. There are also 2 casual car parking spaces to the front of the building.

Internally the property benefits from plastered and painted walls, carpeted flooring, suspended ceilings and fluorescent lighting. The accommodation is configured predominantly as open plan office space with a number of private offices and meeting rooms. Given the property was most likely previously a terrace house, it may lend itself to residential conversion, subject to the necessary consents. We understand there could be potential to convert the building into 5 apartments, comprising of 3 x 2 beds and 2 x 1 beds (STPP).



ACCOMMODATION

The areas below are approximate areas.

Floor	Area Sq M	Area Sq Ft
Ground	93.6	1,008
First	97.0	1,044
Second	34.9	376
Total	225.5	2,428

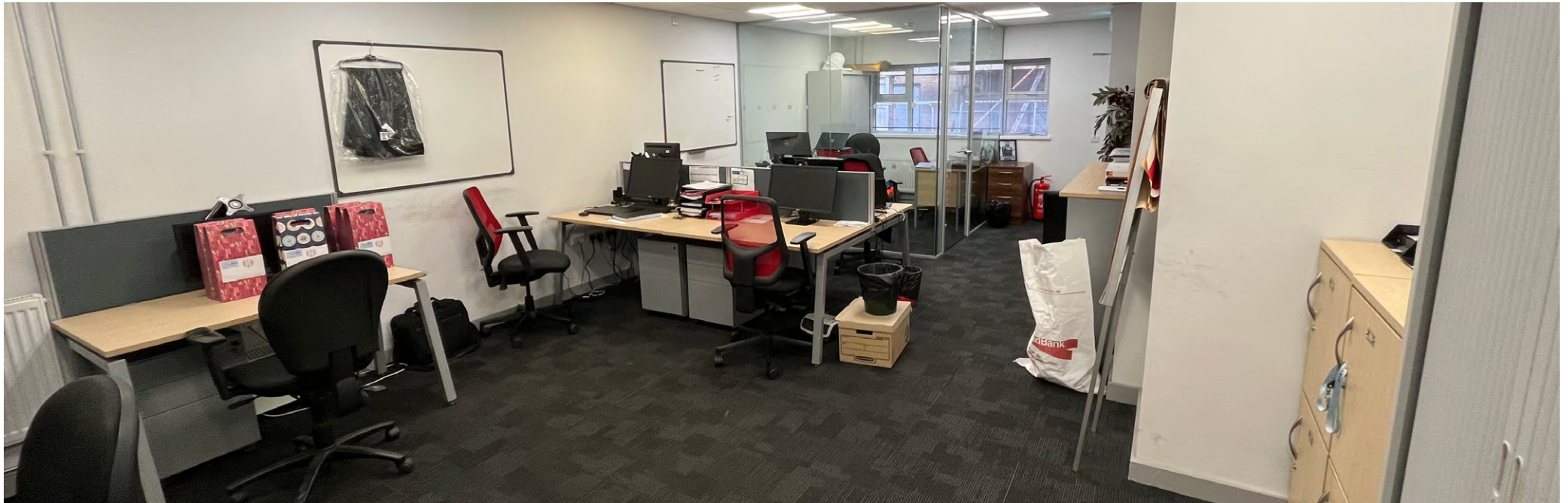
RATES

NAV: £15,300

Rates Payable (26/27): £9,949.44

TITLE

We understand the property is held by way of freehold title.
The vendor's solicitor will provide title documents.



VAT

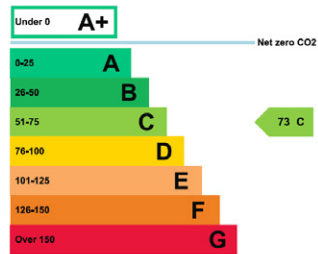
All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

STAMP DUTY

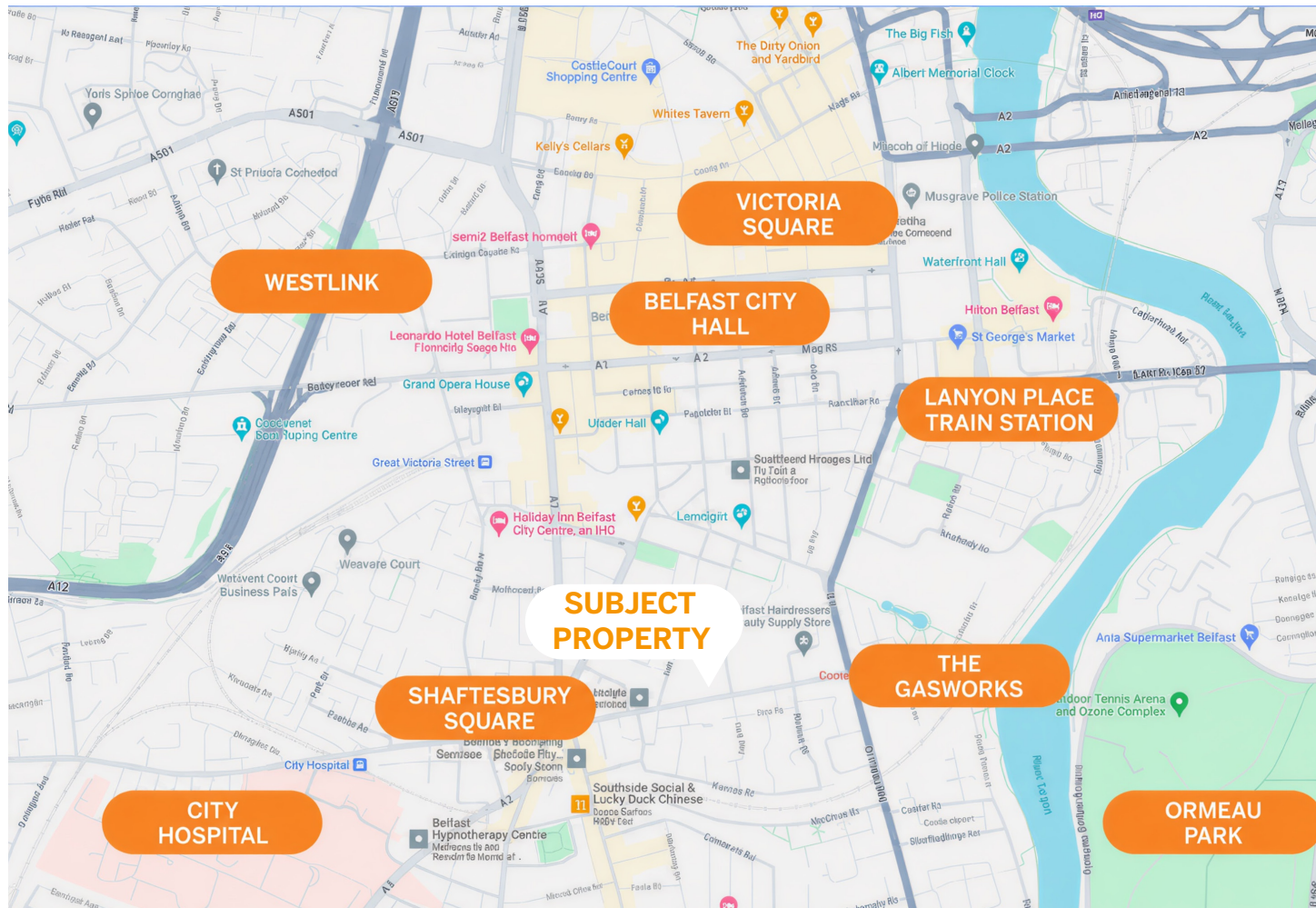
Stamp Duty will be the responsibility of the purchaser.

EPC

The property has an Energy Efficiency rating of C73. The full Certificates can be made available upon request.



LOCATION



PROPOSAL

We are instructed to seek offers in excess of £275,000 exclusive, subject to contract.

While it is the preference of the vendor to sell the property, they may consider offers to lease the property. The quoting rent in this instance is £22,000 per annum exclusive, subject to contract.

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 Ambit CRE.

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.



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From every angle

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Viewing strictly by appointment with the sole selling agent Ambit CRE

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The Directors of Ambit CRE 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 Ambit CRE has any authority to make or give any representation or warranty whatever in relation to the property.

