

21 University Road, Belfast, BT7 1NA

## For Sale - Former Methodist Church and Halls

Exciting Redevelopment Opportunity Suitable for a Variety of Uses (Subject to Planning)



Lambert  
Smith  
Hampton

# Summary

- Substantial former Church building totalling approximately 9,260 sq ft on a site of 0.3 acres.
- Unique redevelopment opportunity in a highly sought after South Belfast suburb.
- Situated in a high profile location close to Queens University, Botanic Avenue & Belfast City Centre.
- We are instructed to seek offers in excess of **£750,000 (Seven Hundred and Fifty Thousand Pounds Sterling)**.

# Location

The subject property occupies a highly prominent position on the corner of University Road and Fountainville Avenue, in close proximity to Queens University and Shaftsbury Square. The property comprises a former Methodist Church fronting onto University Road with interconnecting church halls, which can be accessed separately via Fountainville Street.

The immediate area comprises a mix of high density housing, professional businesses, banks, bars and restaurants. Some nearby occupiers include Tesco Express, Kainos, Villa Italia, Bank of Ireland, Lavery's and Centra.

# Description

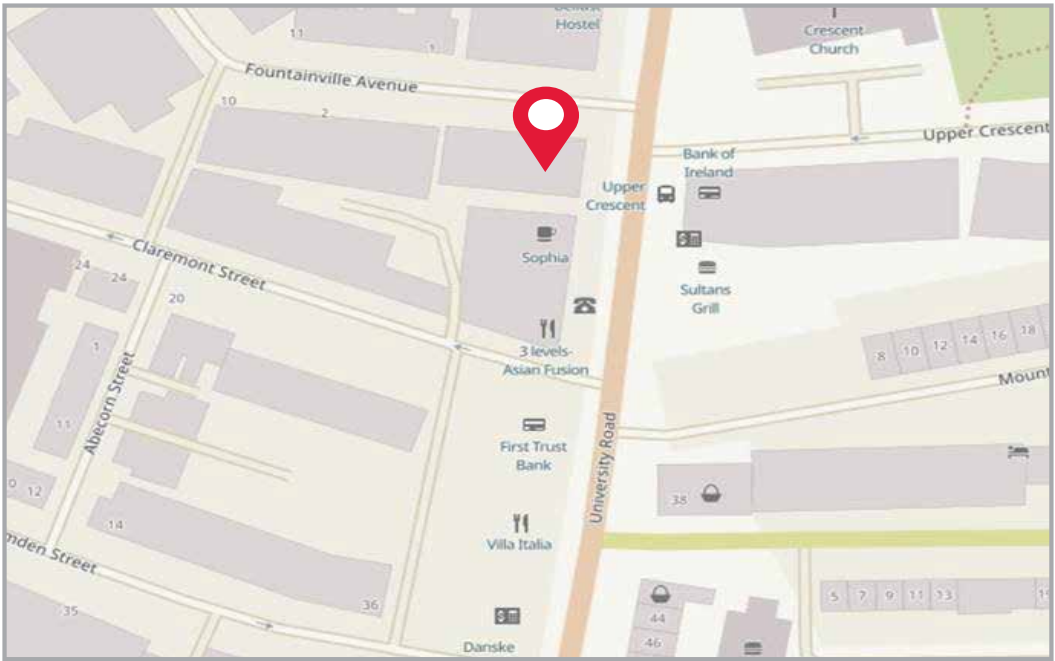
The former Church is of traditional red sandstone construction with a pitched slate roof and internally still retains some of the original architectural features including the high vaulted timber ceilings and stained glass windows. The Church has not been occupied for a significant period of time and needs to be totally refurbished, both internally and externally.

The Church Halls are of traditional red brick construction with a part pitched and part flat roof. The main hall provides double height space which leads through to a two storey section providing further accommodation over ground and first floors. The former Church Halls are in a very poor state of repair and will need to be demolished as part of any proposed redevelopment.

# Schedule of Accommodation

	Sq Ft	Sq M
Former Church	5,365	498.4
Church Halls	3,895	361.8
Total Internal Area	9,260	860.19

NB: Indicative architects plans on pages 4-6 show how the floor plates can be maximised.



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## Planning History

The latest planning approval was obtained on 18th July 2017 for a change of use from a place of worship to a public house. Planning Ref: Z/2014/1562/LBC.

A number of historic planning approvals have now lapsed, the most recent of which was for a change of use from a place of worship to an office including rear extension, demolition of adjoining buildings and replacement with 31 studio apartments and underground car parking. This application was granted on 21st July 2008. Planning Ref: Z/2007/0567/F.

All interested parties are advised to make their own enquiries in relation to planning.

## Listed Status

The main church building is Grade B Listed (HB Ref No: HB26/28/006). The church halls at the rear of the property are not listed. We would advise that all interested parties make their own enquiries in relation to the Listed Status.

## Site Area

The property is situated on a site area of approximately 0.3 acres of which the halls occupy approximately 0.11 acres.

## Energy Performance Certificate

The property has an EPC rating of G278.

## Rates

We are advised by Land and Property Services that rates are not payable as the building is listed.

NAV: £23,700

Rate in £ 20/21: £0.6141

Rates payable, if applicable: £14,554.17



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# Elevations for Existing Buildings



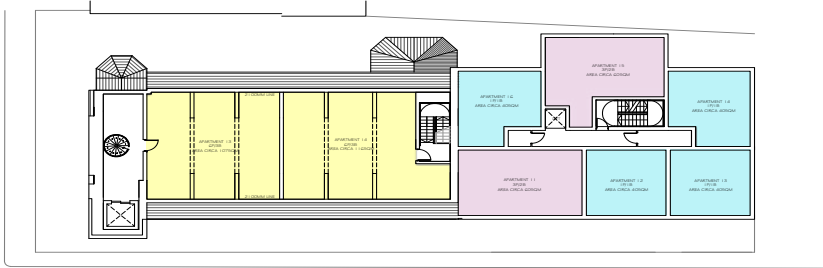
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# Indicative Scheme 1 - Office & Residential

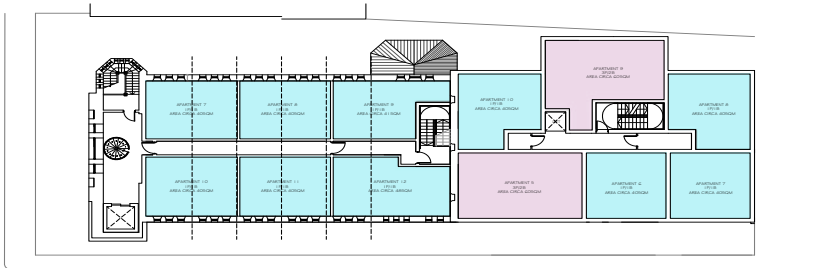


# Indicative Scheme 2 - Residential

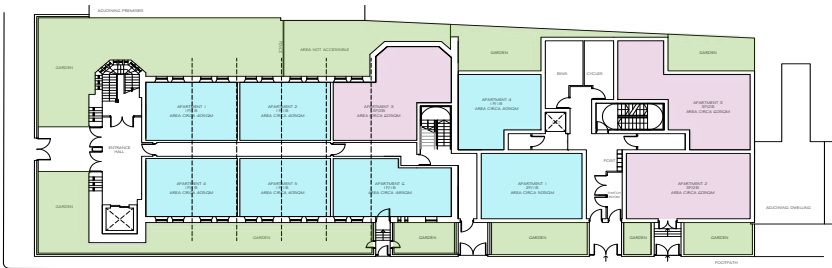
## OPTION 2B : RESIDENTIAL



PROPOSED SECOND FLOOR

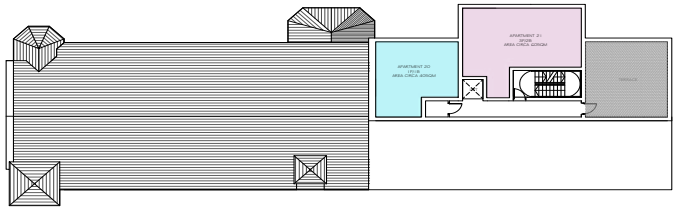


PROPOSED FIRST FLOOR

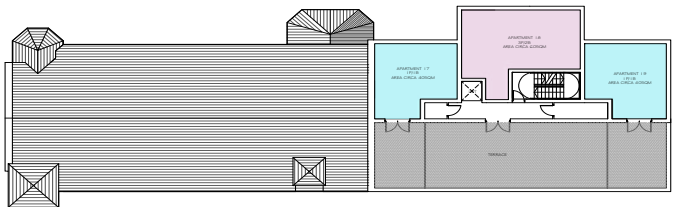


PROPOSED GROUND FLOOR

FOUNTAINVILLE AVENUE



PROPOSED FOURTH FLOOR



PROPOSED THIRD FLOOR

### CHURCH

#### SCHEDULE OF ACCOMMODATION

GROUND FLOOR  
1NO 3P/2B APARTMENTS  
5NO 1P/1B APARTMENTS  
  
FIRST FLOOR  
6NO 1P/1B APARTMENTS  
  
SECOND FLOOR  
2NO 4P/3B APARTMENTS  
  
TOTAL 14 NO APARTMENTS  
1NO 3P/2B APARTMENTS  
11NO 1P/1B APARTMENTS  
2NO 4P/3B APARTMENTS

### HALLS

#### SCHEDULE OF ACCOMMODATION

GROUND FLOOR  
2NO 3P/2B APARTMENTS  
2NO 1P/1B APARTMENTS  
  
FIRST FLOOR  
2NO 3P/2B APARTMENTS  
4NO 1P/1B APARTMENTS  
  
SECOND FLOOR  
2NO 3P/2B APARTMENTS  
4NO 1P/1B APARTMENTS  
  
THIRD FLOOR  
1NO 3P/2B APARTMENTS  
2NO 1P/1B APARTMENTS  
  
FOURTH FLOOR  
1NO 3P/2B APARTMENTS  
1NO 1P/1B APARTMENTS  
  
TOTAL 21 NO APARTMENTS  
8NO 3P/2B APARTMENTS  
13NO 1P/1B APARTMENTS

like

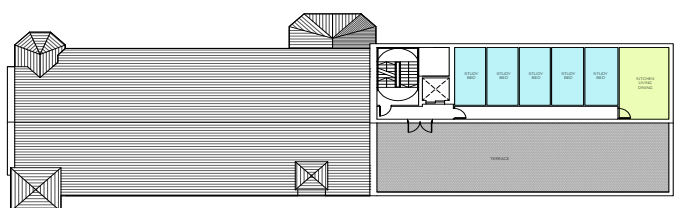
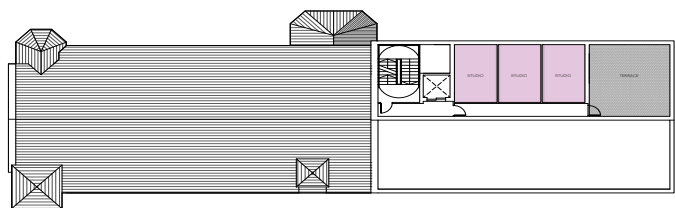
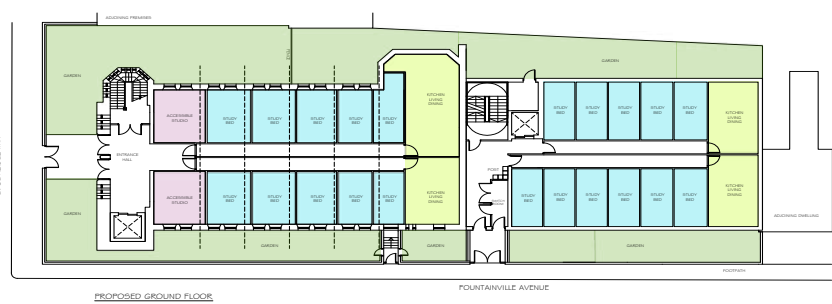
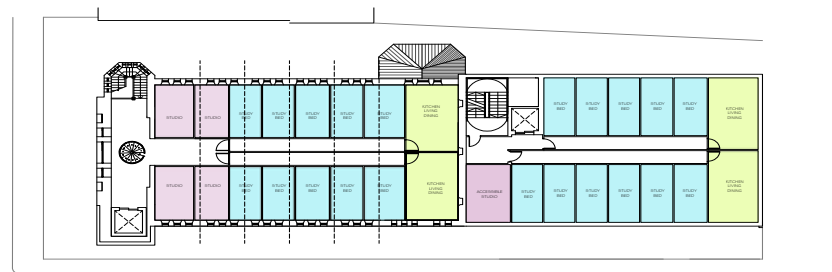
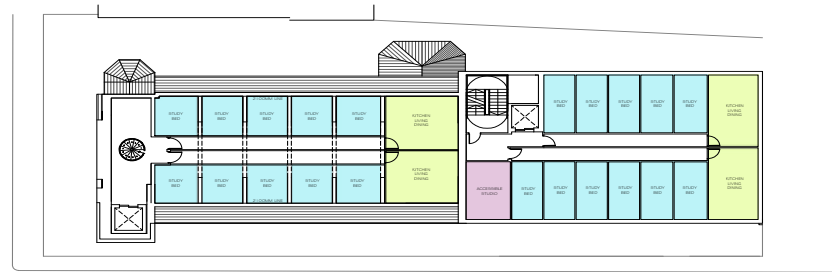
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Project title: Proposed Church and Hall Renovation, University Street, Belfast  
Drawing title: Proposed Site Plan and Floor Plans  
Drawn by: AMC approved: MJC date: April 2021 scale: 1:200 @ A1  
Leaf source: MJC stage: Feasibility  
Job no.: 1829-01 design no.: 200-01 revision no.: -

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# Indicative Scheme 3 - Student Accommodation

## OPTION 3 : STUDENT ACCOMMODATION



### CHURCH

#### SCHEDULE OF ACCOMMODATION

GROUND FLOOR  
10NO STUDY BEDS  
2NO STUDIO  
2NO KLD'S

FIRST FLOOR  
10NO STUDY BEDS  
4NO STUDIO  
2NO KLD'S

SECOND FLOOR  
10NO STUDY BEDS  
2NO KLD'S

3NO STUDY BEDS  
6NO STUDIO  
6NO KLD'S

### HALLS

#### SCHEDULE OF ACCOMMODATION

GROUND FLOOR  
11NO STUDY BEDS  
2NO KLD'S

FIRST FLOOR  
11NO STUDY BEDS  
1NO STUDIO  
2NO KLD'S

SECOND FLOOR  
11NO STUDY BEDS  
1NO STUDIO  
2NO KLD'S

THIRD FLOOR  
5NO STUDY BEDS  
1NO KLD'S

FOURTH FLOOR  
3NO STUDIO

38NO STUDY BEDS  
5NO STUDIO  
7NO KLD'S

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DWG NO: 200-01	REVISION NO: -		

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## CGI of Proposed Development



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# Title

We are advised that the property is held Freehold.

## Anti-Money Laundering Regulation

To comply with Anti-Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers, which at a minimum includes photographic ID, proof of address and funding. Applicable documents will therefore be required on agreement of Heads of Terms.

## Price

We are instructed to seek offers in excess of **£750,000 (Seven Hundred and Fifty Thousand Pounds Sterling)**.

## Value Added Tax

We are advised that the subject property is registered for VAT and therefore, VAT will be charged in addition to the purchase price.

## Viewing Details/Further Information

For further information please contact:

**Lambert  
Smith  
Hampton**

Jonathan Martin  
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