



FOR SALE - IN ONE OR TWO LOTS

BOUTIQUE GUEST ACCOMMODATION
'TITANIC GUEST HOUSE' 147-151 TEMPLEMORE AVENUE, BELFAST,
BT5 4FQ



PROPERTY SUMMARY

- A recently refurbished boutique guest house extending to c. 4,402 sq. ft (409 sq. m) comprising 15 Bedrooms of which 8 are ensuite, 3 receptions, a kitchen and modern guest dining area. Available in one or two lots
- Modern and tasteful decoration throughout, recently refurbished to a high standard with Gas Heating and Upvc double glazing
- Located opposite Templemore Avenue Baths c. 1.25 miles from Belfast City Centre
- Full Planning Permission for current use and NITB Approved Guest House
- For Sale by Private Treaty

TYPICAL ENSUITE BEDROOM



LOCATION

Belfast is the capital of Northern Ireland and is ranked the fifteenth largest City in the United Kingdom. The City is located approx. 103 miles North of Dublin and 70 miles South East of Londonderry.

Belfast has an excellent communications network. The M2 motorway provides access to the North towards Antrim and Londonderry and the M1 motorway provides access to the South and West of the province towards Lisburn and Dublin.

The subject is situated on Templemore Avenue in East Belfast c. 1.25 miles from the City Centre, the property is a 10 minute drive from George Best Belfast City Airport and less than 15 minutes on foot or 5 minutes by car to Lanyon Place Railway Station (previously Belfast Central Station). The new transport Glider service is also available from Templemore Avenue and takes only 3 minutes to reach the station. Located directly opposite the property are Templemore Avenue Baths which plan to refurbish the existing pool with the construction of a new 25m 6 lane pool and Gym facilities.

DESCRIPTION

LOT 1 – 149 - 151 Templemore Avenue

Lot 1 comprises Titanic Guest House a recently refurbished NITB approved Guest House located c. 1.25 Miles from Belfast City Centre.

Titanic Guest House contains 10 no. bedrooms of which 8 are ensuite.

Offers in the region of £450,000.

LOT 2 – 147 Templemore Avenue

Lot 2 comprises a 5 no. bedroom hostel with communal kitchen, lounge area and bathrooms.

Offers in the region of £150,000.

Please note our client may give consideration to leasing the premises.

RATEABLE VALUE

We have been advised by Land & Property Services of the following:

147 Templemore Avenue

Net Annual Value:	£2,750
Rate in the £ 2019/2020:	£0.614135
Estimated Rates Payable:	£1,688.87

149-151 Templemore Avenue

Net Annual Value:	£5,800
Rate in the £ 2019/2020:	£0.614135
Estimated Rates Payable:	£3,561.98

PLANNING PERMISSION

Ref:	LA04/2016/2660/F
Approved:	6th July 2017
Description:	Amalgamation and change of use of 147, 149, 151 Templemore Avenue to Bed and Breakfast use. Single storey rear extension and changes to existing front wall

FIXTURES & FITTINGS

An inventory of the fixtures and fittings to be included in the sale will be provided upon request

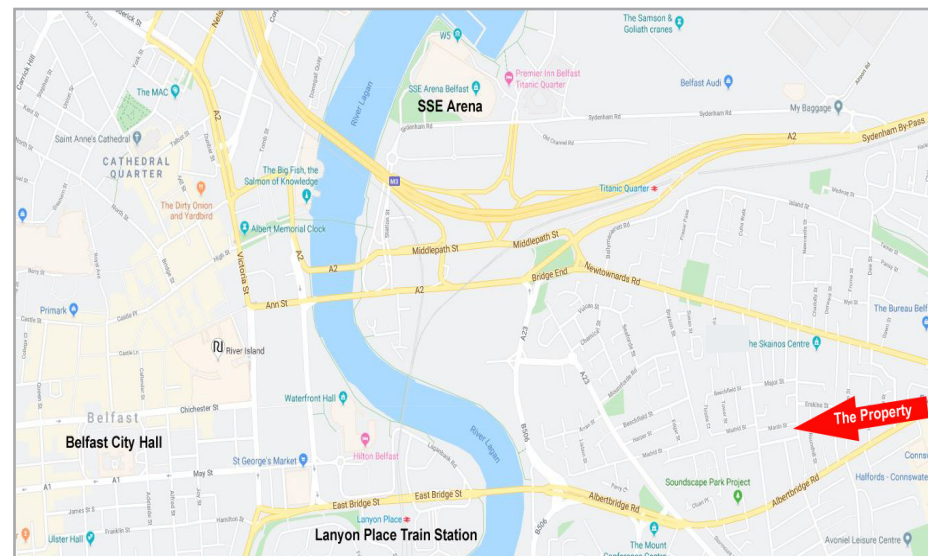
BUSINESS OPPORTUNITY

Our client has had a hands on involvement with the properties since purchase and throughout the Planning and subsequent refurbishment process. The properties have been converted to a high standard and are well presented throughout.

This is an excellent opportunity.

www.titanicguest.com

LOCATION MAP



SALES DETAILS

The subject property is For Sale by way of Private Treaty. For Guide Price and further details please contact the sole sales agents.

EPC

B44 - As illustrated in graph.

FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

Contact: Andrew Lennon

Tel: 028 9024 1500

Email: andrew.lennon@colliers.com

Sole Agent

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RECEPTION AREA



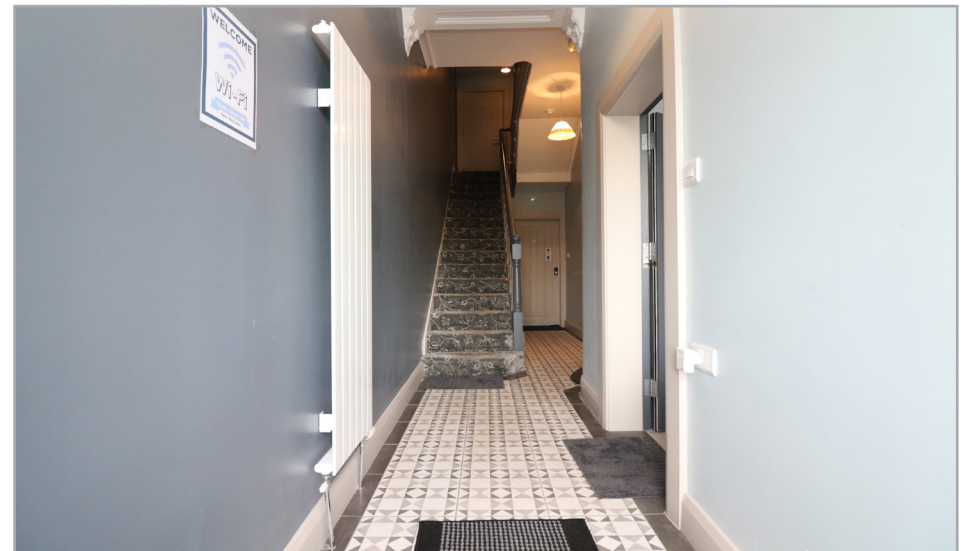
KITCHEN AREA



DINING AREA



ENTRANCE HALL



ENSUITE BEDROOM



TYPICAL SHOWER ROOM



REAR OUTSIDE AREA



EPC

