



Attractive Office Building For Sale

89 Wellington Park, Belfast, BT9 6DP

Get more information

Avison Young

3rd Floor, Rose Building
16 Howard Street
Belfast
BT1 6PA

T: +44 028 90316121

F: +44 028 90316120

E: Belfast.property@avisonyoung.com

Avisonyoung.com/ni



Excellent 3 storey office building



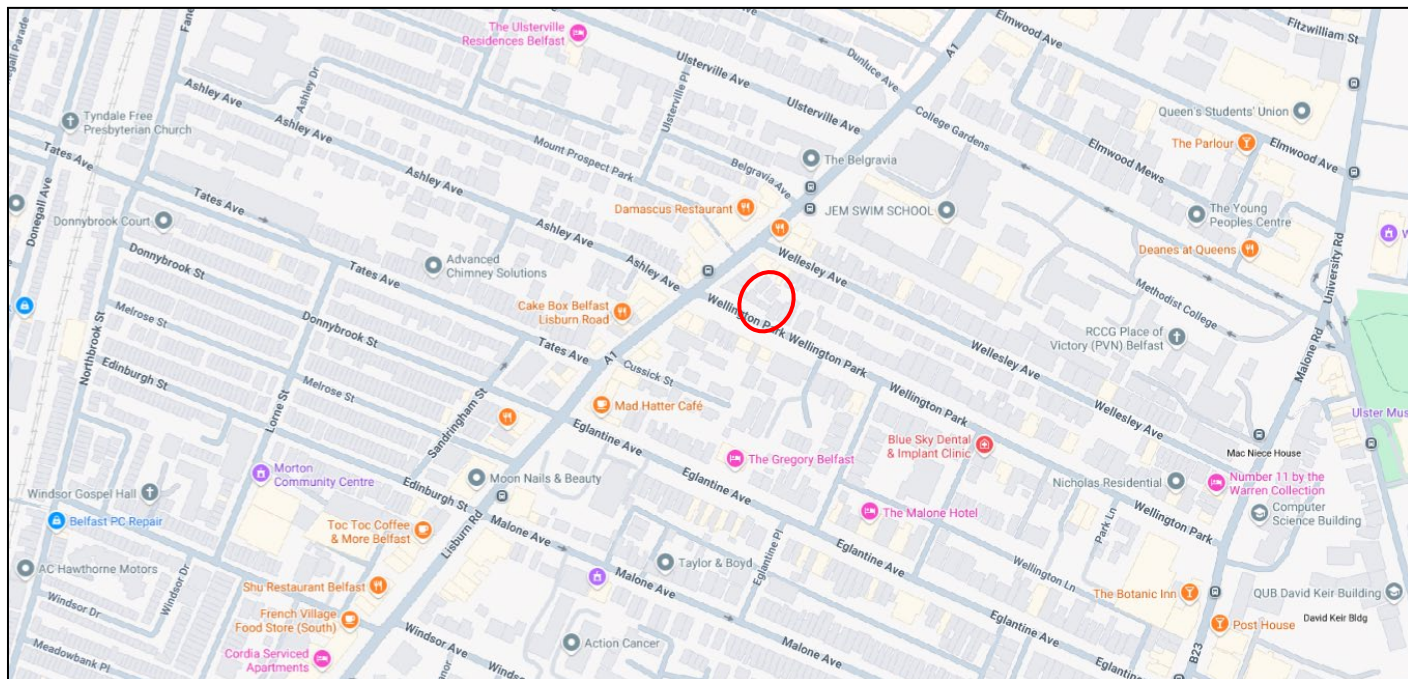
Located off the highly popular Lisburn Road



2 Dedicated car parking spaces to front of property



Potential to convert for alternative use (subject to planning)



Location

The property is situated on Wellington Park, a leafy street in south Belfast connecting the ever-popular Lisburn and Malone Road. Wellington park also benefits from plenty of on street parking.

The subject is approx. 1.3 miles south of Belfast City Centre. The surrounding area is comprised of a mix of residential and commercial properties.

Lisburn Road has a wide variety of popular shops, restaurants, cafes and service providers, while Wellington Park itself has historically been a highly popular and desirable office and residential location.

Description

The property comprises a highly attractive 3 storey office building which may be suitable for a variety of uses (STPP).

The property has an open plan ground floor area which includes a staff kitchen, whilst both first and second floors provide 3 private offices as well as W/C facilities. The property has been finished to a high standard and benefits from some lovely period features.

Internally the fitout includes a mix of carpeted and laminate flooring, mix of painted plastered walls and decorative wooden panelling, and raised access electrical boxes. Heating is via an oil-fired system.

Externally the property benefits from a parking area which will easily accommodate 2 vehicles.

Accommodation

Description	Sq Ft	Sq M
Ground Floor	350	32.5
First Floor	341	31.7
Second Floor	343	31.9
Total NIA	1,034	96.1

Sales Details

We are seeking offers in excess of £230,000 exclusive of VAT.

NAV

NAV:	= £11,600
Rate in £ 25/26:	= 0.626592
Rates Payable 2025/2026:	= £7,268.47

*Please note the subject should qualify for small business rates relief scheme which would result in a 20% reduction in rates liability.

Legal Costs

Each party to be responsible for their own legal costs.

Title

Assumed freehold / long leasehold title with no onerous restrictions applicable.

VAT

We understand the building is not VAT registered and therefore not chargeable on the sale price.

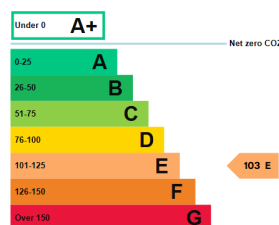
EPC

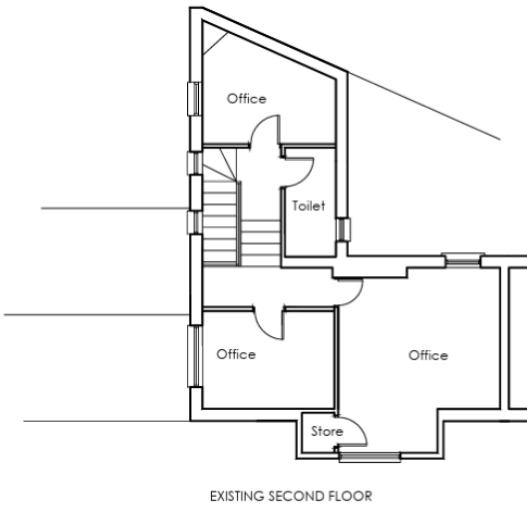
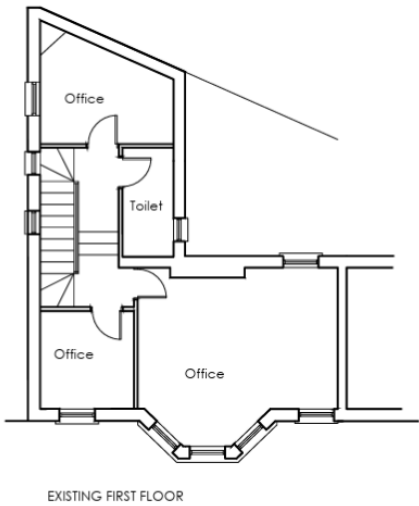
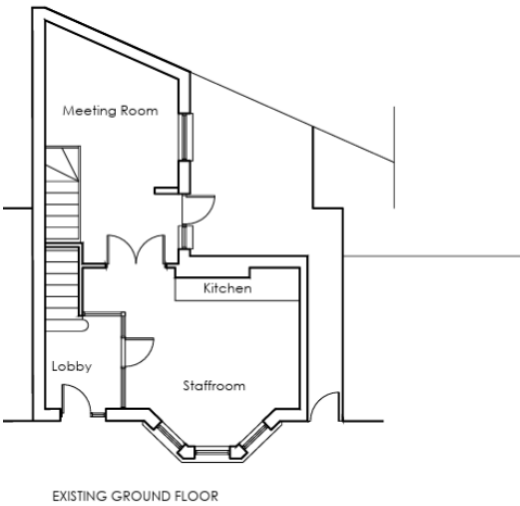
89 Wellington Park BELFAST BT9 6DP		Energy rating E
Valid until 13 March 2026	Certificate number 0070-9984-0376-0980-6010	

Property type	B1 Offices and Workshop businesses
Total floor area	151 square metres

Energy rating and score

This property's energy rating is E.





Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

To find out more, please contact:

James Nelson

+44 028 9031 6121

+44 07403 821012

James.t.nelson@avisonyoung.com

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

**AVISON
YOUNG**

avisonyoung.co.uk