



**FOR SALE**

**Former Probation Board NI Offices, 306 Antrim Road, Belfast, BT15 5AB**

Vacant office building comprising 4,168 sq ft.

**Lisney**



## Features

- Detached red brick building extending to 4,168 sqft.
- Excellent location fronting Antrim Road.
- Access available from Willowbank Gardens.
- Suitable for a variety of uses (subject to relevant planning permissions).
- Situated on a generous site of 0.12 Acres.

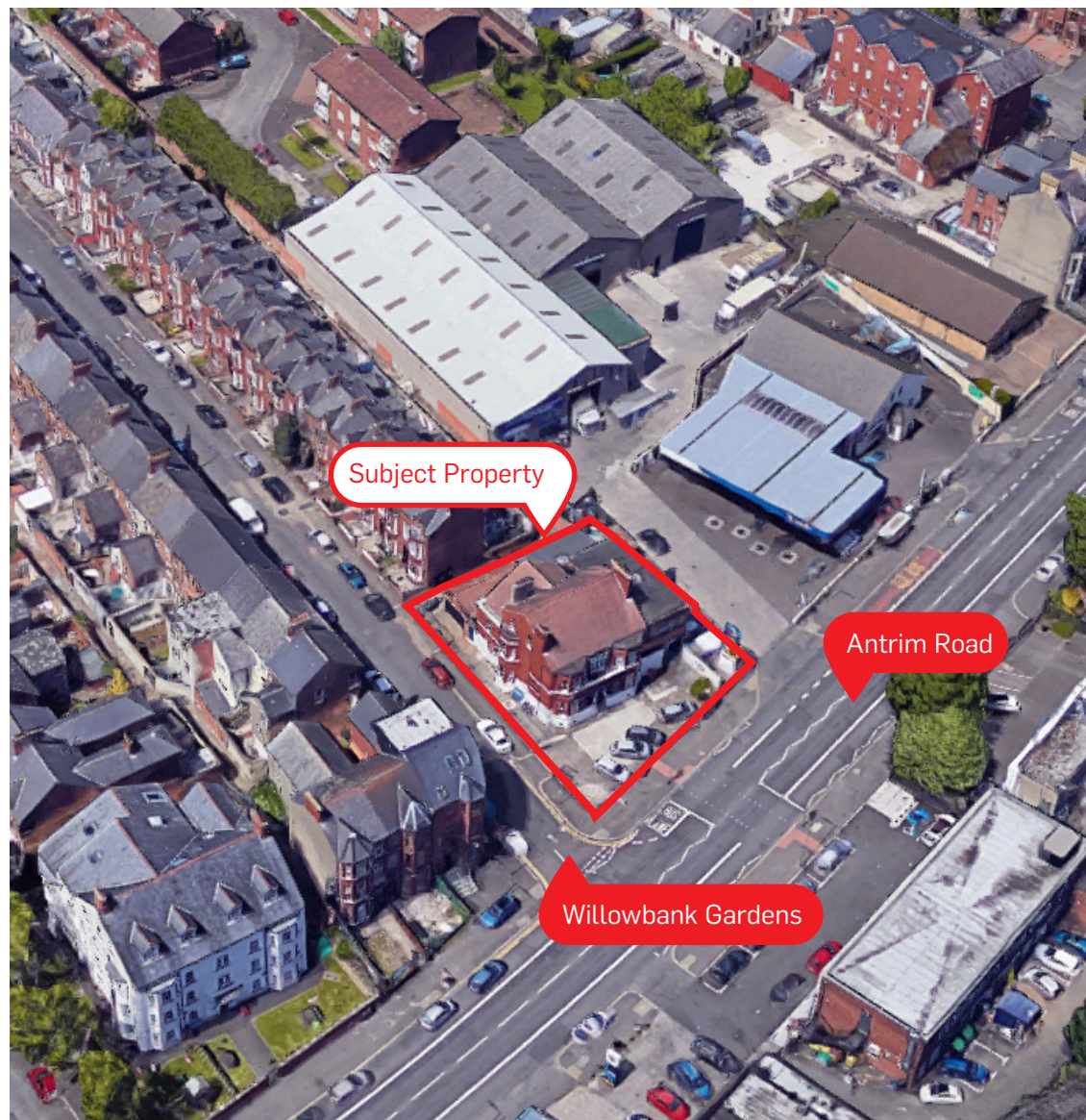
## Location

The subject property is situated on the western side of the Antrim Road on the northern fringe of Belfast city centre. The Westlink is located in close proximity enabling ease of access to the M1, M2 and the wider motorway network.

The Antrim Road is a major arterial route from inner city north Belfast to Dunadry, passing through Newtownabbey and Templepatrick. It forms part of the A6 road.

The surrounding area comprises a mix of both residential and commercial property, notable commercial occupiers within the surrounding area include Tesco, Maxol and Iceland.

| Destination                   | Distance (Miles) |
|-------------------------------|------------------|
| Belfast City Centre           | 2.5              |
| Belfast City Airport          | 4                |
| M1 Motorway                   | 3                |
| Belfast international Airport | 14               |



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## Description

The subject property comprises a substantial two storey detached former Probation Board office situated on the eastern side of Antrim Road in North Belfast.

There is also a 2 storey flat roof extension on the northern boundary of the site and a garage situated to the rear. There is car parking to the front of the building for approximately 4 cars.

The property is of red brick traditional masonry construction with a pitched slate roof. Internally the property comprises a reception area, a number of small and large offices and welfare facilities.

The site itself extends to approximately 0.12 acres and is protected by steel perimeter fencing, further security is provided internally by an intruder alarm.



## Accommodation

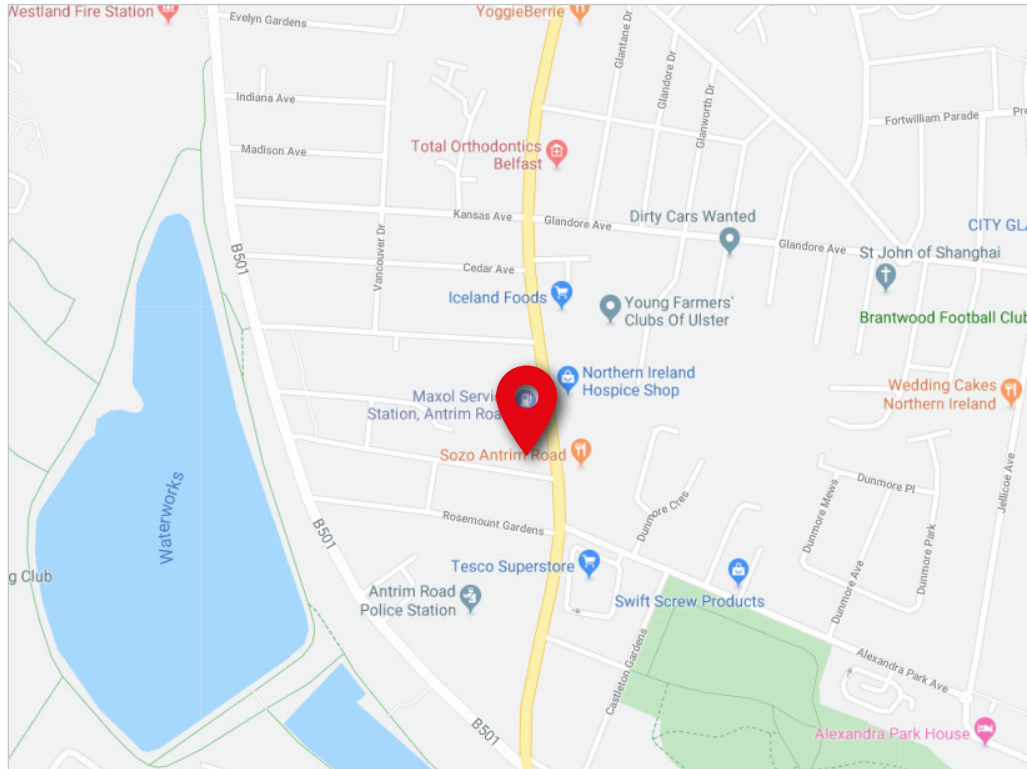
|              | Sq M          | Sq Ft        |
|--------------|---------------|--------------|
| Ground Floor | 147.5         | 1,587        |
| First Floor  | 149.46        | 1,608        |
| Garage Store | 90.27         | 972          |
| <b>Total</b> | <b>387.23</b> | <b>4,168</b> |

## Planning

The property is situated within the Belfast Metropolitan/Settlement Development Limit in an Area of Townscape Character.

The property could be suitable for a variety of uses, subject to relevant planning permissions.



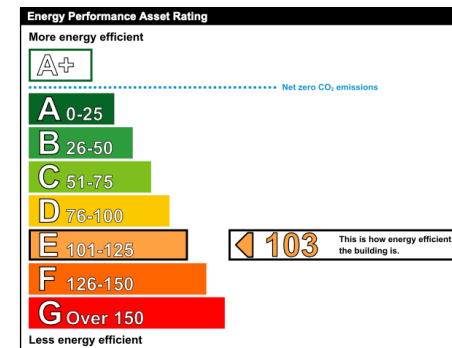


## Title

We understand the title is held under a Fee Farm Grant - subject to a nominal ground rent.

## EPC

The property has an EPC rating of E103.  
A full certificate is available on request.



## Asking Price

Offers in the region of £225,000 excl.

## Business Rates

We understand the rates are to be re-assessed.

## Stamp Duty

Will be the responsibility of the purchaser.

## VAT

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

## 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 - <http://www.legislation.gov.uk/uksi/2017/692/made>

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.

## Contact

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