



FOR SALE

13 PARK ROAD, BELFAST, BT7 2FW

PROMINENT HALL PREMISES WITH DEVELOPMENT / REFURBISHMENT POTENTIAL OF C. 5,759 SQ. FT. - (SUBJECT TO PLANNING) SITUATED ON A SITE OF C. 0.21 ACRES (C. 0.08 HA)

Lisney



## Features

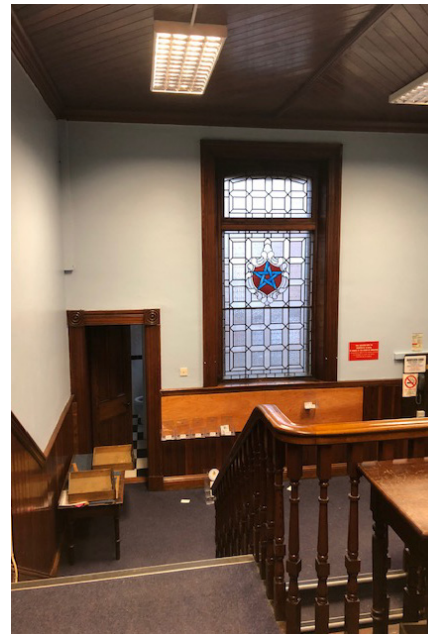
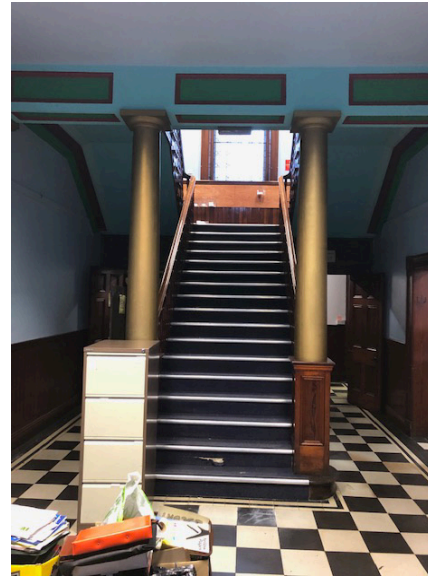
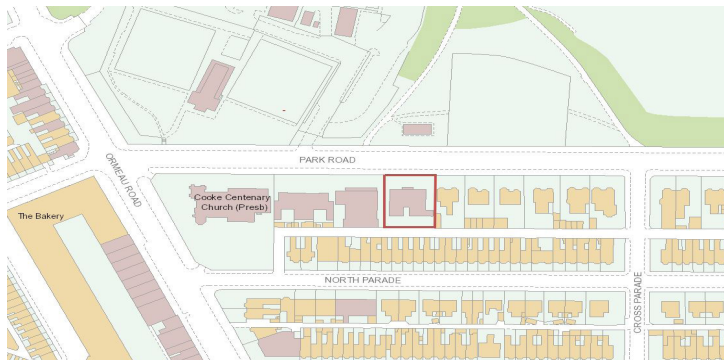
- Prominent, impressive building with on site parking.
- Site area – c. 0.21 acres (0.08 Ha).
- Floor area - c. 5,759 sq ft (c 535 sq m) (Gross Internal Area).
- Refurbishment/Development potential.
- Located in a popular suburb in South Belfast convenient to city centre, major roads, schools, retail and leisure amenities.

## Location (See Location Map)

Located c. 2 miles south of Belfast city centre with strong infrastructure links to major roads, bus routes and in close proximity to local amenities such as the River Lagan, Ormeau Park, Ormeau Golf Club, Kingspan Stadium and Cherryvale playing fields.

The property fronts Park Road and lies adjacent to Cooke Centenary Church. Further access is available off a laneway to the rear.

The area is mixed use in character with established residential, religious, amenity/leisure and retail uses all evident.



**DESCRIPTION**

The subject property currently comprises an architecturally impressive, 2 storey, detached hall with on site parking situated on a rectangular, flat, self-contained plot.

From an on line search we are advised that the property is not 'Listed' (I7911 HB 26 /02/016) although there are many features of interest including a portico, an impressive entrance hall and staircase, high ceilings, feature sash windows, parquet floors and stained glass window.

The property could continue in its existing use however, subject to planning, there is obvious potential for redevelopment/refurbishment to accommodate a range of commercial or residential uses including offices and apartments.

**ACCOMMODATION**

The building is arranged on Ground and First floors and provides the following floor areas.

Floor	Sq. m	Sq. ft
Ground Floor	286	3,069
First Floor	249	2,690
<b>Total (Gross Internal Area)</b>	<b>535</b>	<b>5,759</b>

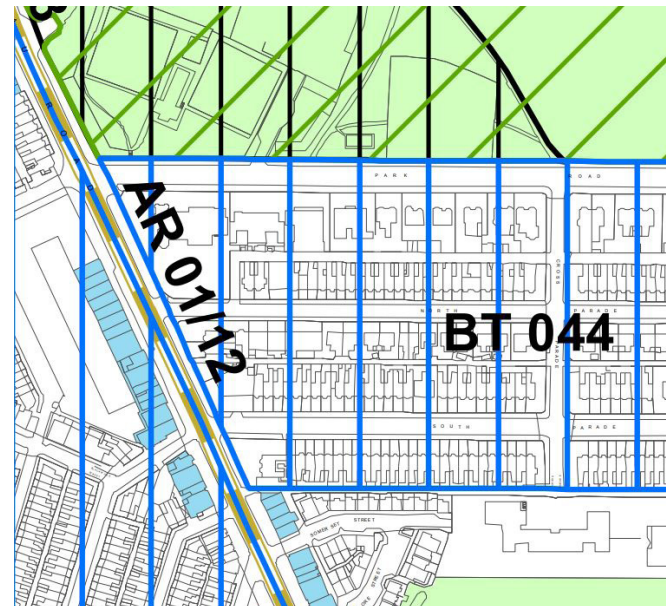
*\*Floor plans available upon request*

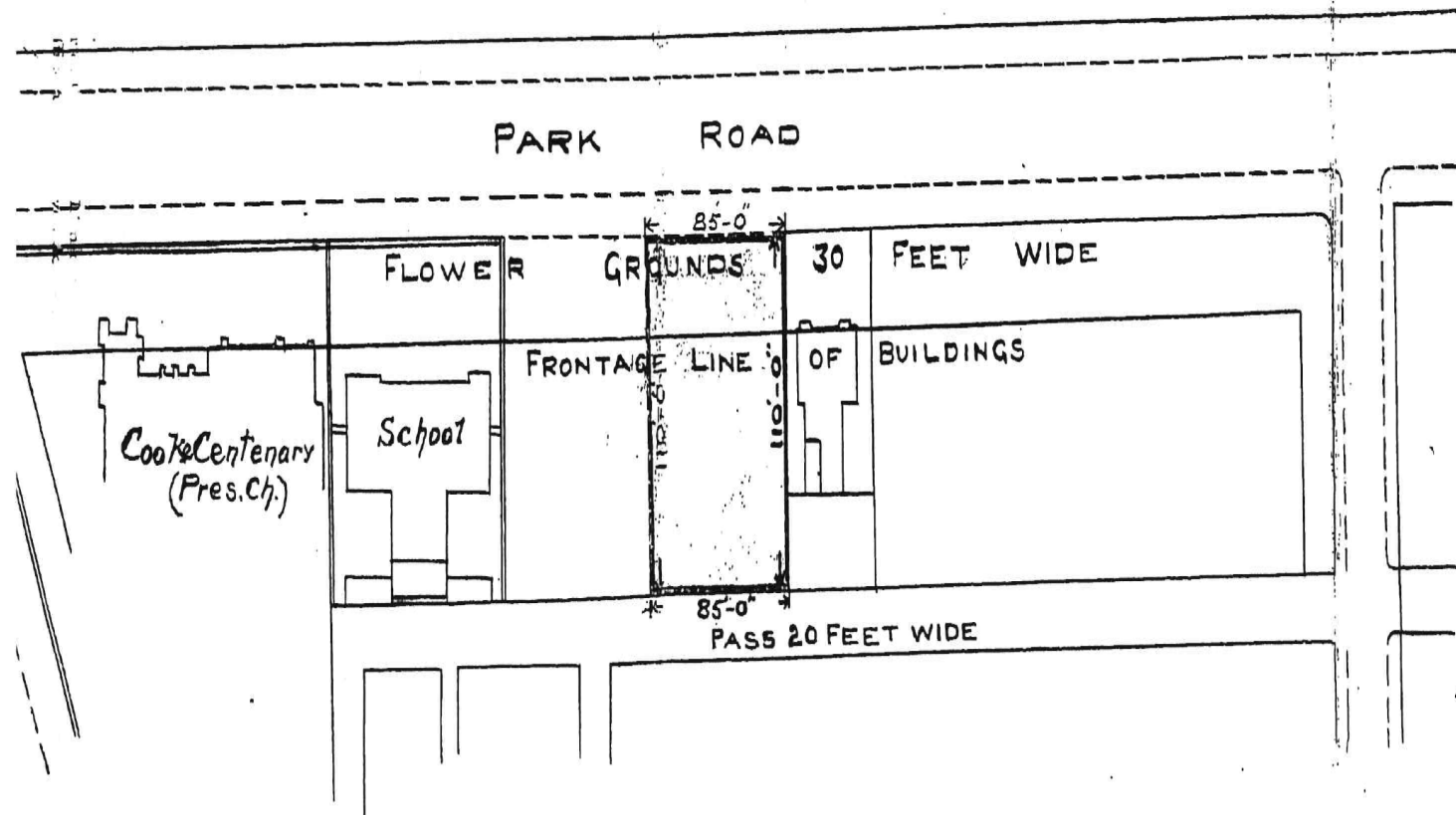
**PLANNING**

As can be seen from the map extract opposite, the property is currently situated within North Parade/South Parade BT044 as designated in BMAP 2015. This is an area of Townscape Character.

**TITLE (SEE MAP PAGE 4)**

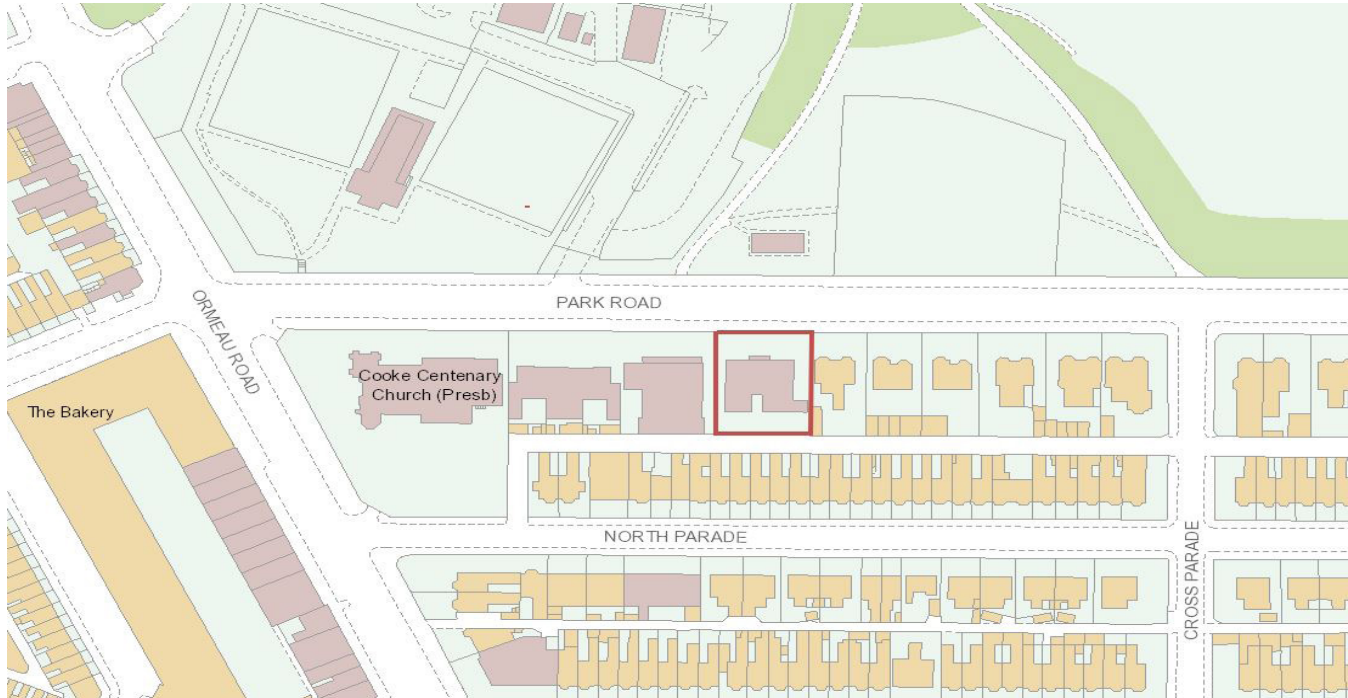
Understood to be held Freehold under a conveyance dated 2nd November 1928 subject to a fee farm rent of 14 pounds, 17 shillings and 6 pence.





SCALE: - 88 FEET TO ONE INCH -





## Guide Price

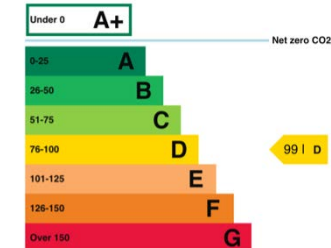
Offers are Invited.

## EPC

The property has an EPC rating of D99. A full certificate is available on request.

### Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## Stamp Duty Land Tax

Will be the responsibility of the purchaser.

## Contact

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

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