



OKT
O'CONNOR KENNEDY TURTLE

FOR SALE / TO LET

Self Contained Period Office Building of c. 1,026 sq ft with Redevelopment Potential

49 Lockview Road, Belfast, BT9 5FJ

LOCATION / DESCRIPTION

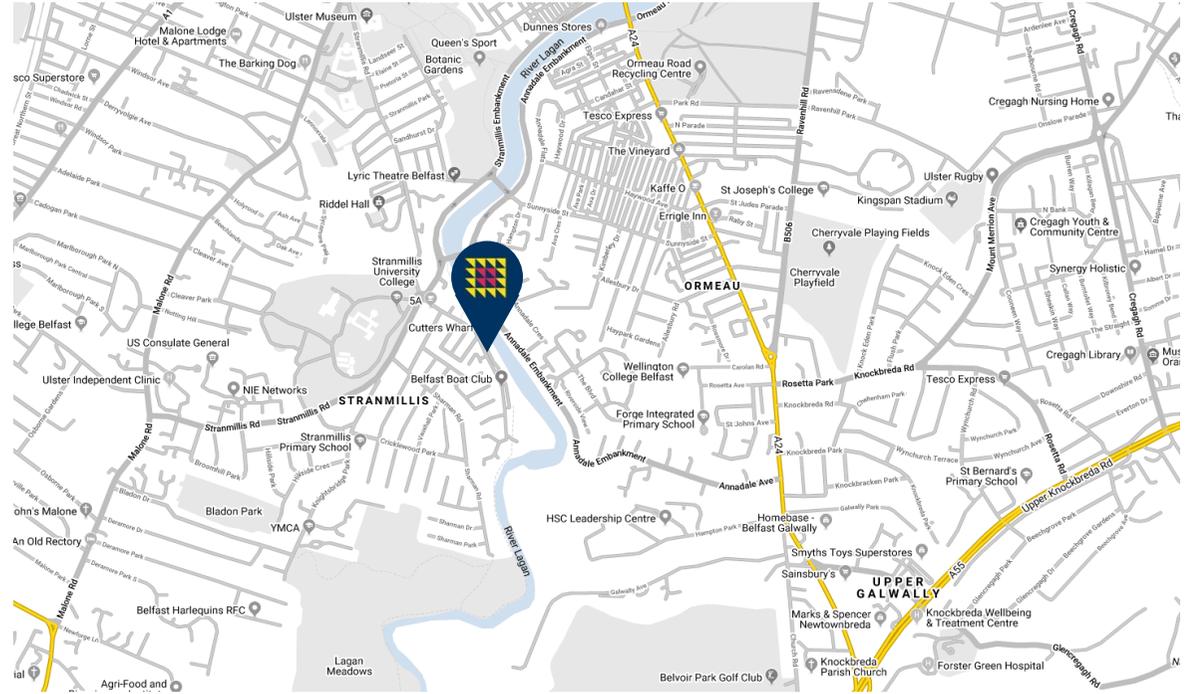
Belfast is Northern Ireland's capital and largest city with an immediate population of c. 268,000 persons and a wider catchment of 650,000.

The subject is located on Lockview Road within the Stranmillis area of South Belfast, c. 2.2 miles from Belfast City Centre.

The property occupies a prominent site on the banks of the River Lagan adjacent to Belfast Boat Club, Cutters Wharf public car park and the Lagan towpath in a much sought after residential / commercial address synonymous with families and young professionals and benefitting from a wide range of local amenities, schools, services and an abundance of transport links.

The subject comprises a detached 2 storey building of traditional construction with a pitched tiled roof and painted render elevations. Internally the property displays retained period features throughout and provides well apportioned cellular office accommodation, fitted to include painted / plastered walls, carpeted / wood laminate floor coverings, strip fluorescent lighting, double glazing, WC facilities, kitchenette and gas fired central heating with a covered yard to the rear.

The property would be suitable for a wide variety of uses / redevelopment subject to the necessary planning / statutory consents.



ACCOMMODATION

DESCRIPTION

AREA sq m

AREA sq ft

GROUND FLOOR

Office 1	c. 11 sq m	117 sq ft
Office 2	c. 19 sq m	208 sq ft
Office 3	c. 9 sq m	93 sq ft
Kitchen	c. 6 sq m	49 sq ft
WC	-	-

FIRST FLOOR

Office 1	c. 12 sq m	133 sq ft
Office 2	c. 15 sq m	162 sq ft
Office 3	c. 9 sq m	100 sq ft
Boardroom	c. 15 sq m	164 sq ft
Bathroom	-	-

TOTAL	c. 96 sq m	1,026 sq ft
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More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

117 This is how energy efficient the building is.



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/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

SALES DETAILS

PRICE: £250,000
TITLE: Assumed freehold / Long Leasehold

LEASE DETAILS

RENTAL: £15,000 per annum exclusive
TERM: Negotiable
REPAIRS / INSURANCE: Full repairing and insuring basis

NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £7,800. The commercial rate in the pound for 2019 / 2020 is £0.614135

Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



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Our Ref: MMCN/EC/8427

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.