



**Instinctive  
Excellence  
in Property.**

# For Sale

**Former Bank Premises  
3,970 sq ft (368.81 sq m)**

49-51 University Road  
Belfast  
BT7 1ND

**OFFICE**



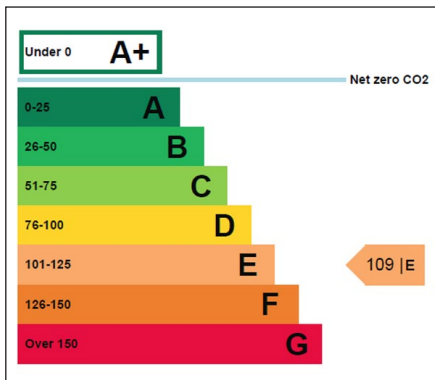
# For Sale

## Former Bank Premises 3,970 sq ft (368.81 sq m)

49-51 University Road  
Belfast  
BT7 1ND

### OFFICE

### EPC



### Location

The property is located on the junction of University Road and Camden Street, in close proximity to Queen's University. The premises are approximately 1.5 km south of Belfast City Centre. The area houses an extensive mix of uses including commercial, office, restaurant and residential. Neighbouring occupiers include Villa Italia, Holohan's and AIB.

### Description

The property comprises a purpose built three storey bank building situated in a prominent location in the heart of the Queen's Quarter area of the city. The building appears to be of concrete framed construction with a red brick exterior and flat roof over.

The premises are fitted to an excellent standard with a bright and modern ground floor branch. Both the first and second floors provide excellent, air conditioned office accommodation with ancillary meeting room space, storage and staff facilities.

### Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

	Description	Sq M	Sq Ft
Ground Floor	Banking Hall	132.66	1,248
	Interview Room	8.55	92
	Strong Room	20.16	217
		161.37	1,737
First Floor	Offices	57.97	624
	Manager's Office	17.19	185
	Assistant Manager's Office	12.26	132
	Sub-Manager's Office	11.33	122
	Book Room	9.94	107
		108.69	1,170
Second Floor	Canteen/Storage/Training Area/Store	98.75	1,063
Total		368.81	3,970

### Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £35,400  
Rate in the £ for 2021/2022: £0.543147

### VAT

We understand that the property is not elected for VAT. Further information is available from the vendor's solicitor.

### Sale Details

We have been instructed to seek offers in the region of £575,000 exclusive.

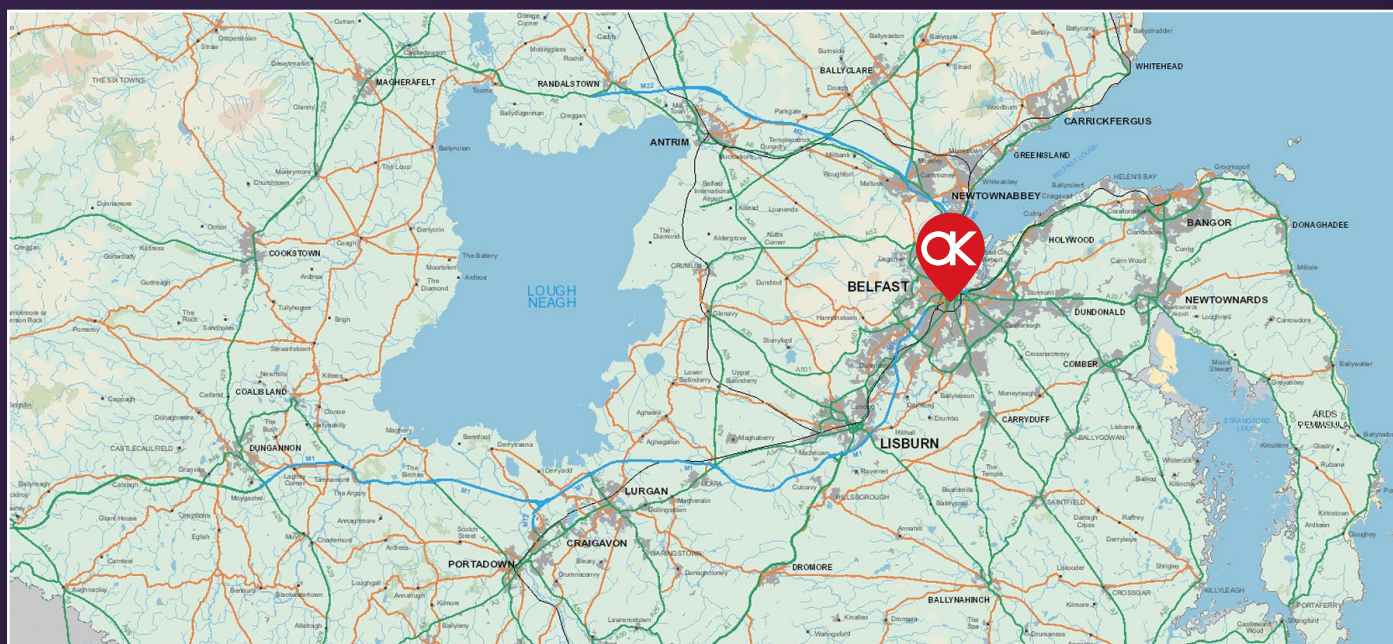
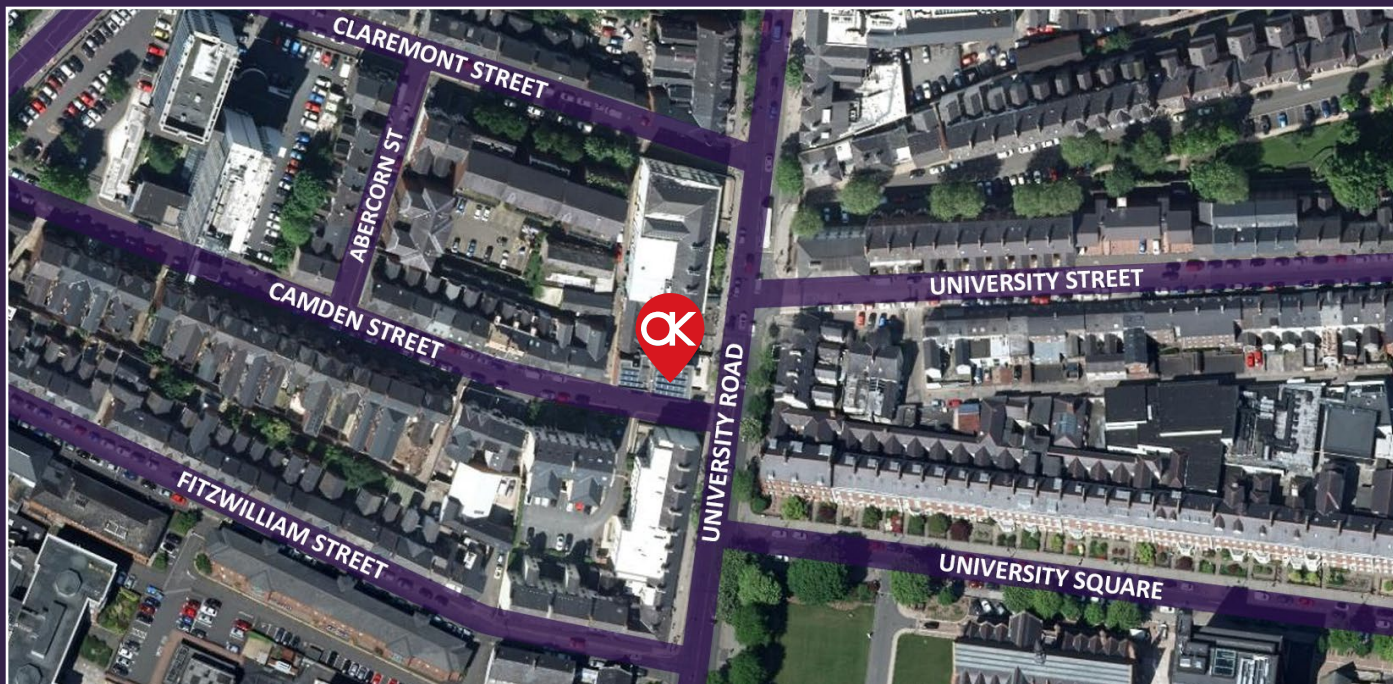
## Title

We understand the premises are held by way of a lease for 10,000 years from 1 April 1963, subject to a ground rent of £150.00 per annum. Further information is available from our clients solicitors:

Johnsons Solicitors  
Johnson House  
50-56 Wellington place  
Belfast BT1 6GF

**Contact:** David Holley  
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## 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/uk/si/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 Osborne King. 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.

## MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: The Metro Building, 6-9 Donegall Square South, Belfast, BT1 5JA. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.