

The OKT logo is located in the top right corner of the image. It consists of the letters 'OK' stacked above the letter 'T', all in a bold, black, sans-serif font. The logo is positioned within a yellow triangular graphic element that points towards the top right corner of the frame.

FOR SALE

16-24 Antrim Road, Belfast, BT15 2AA

Office Buildings with Obvious Redevelopment Potential on a 0.11 Acre Site

LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

The subject is prominently located on the Antrim Road in close proximity to Carlisle Circus on the outskirts of the City Centre. The area is a popular residential and business location, being on of Belfast's main arterial routes.

DESCRIPTION

The holding comprises a former banking hall which is currently used as office accommodation and a separate 2½ storey office building, both of which will be sold with the benefit of vacant possession.

The subject offers obvious redevelopment potential and an indicative development encompassing 21 no. residential units has been prepared - copies are available on request.

The ATM provides a rental income of £6,000 per annum

ACCOMMODATION

DESCRIPTION

AREA (SQ M)

AREA (SQ FT)

16 – 18 ANTRIM ROAD (Offices known as The Old Bank)

GROUND FLOOR

Offices	c. 112 sq m	1,206 sq ft
Stores	c. 11 sq m	118 sq ft
Kitchen	c. 6 sq m	65 sq ft

FIRST FLOOR

Offices	c. 87 sq m	936 sq ft
Stores	c. 5 sq m	54 sq ft

24 ANTRIM ROAD (Solicitors Offices)

GROUND FLOOR

Offices	c. 50 sq m	538 sq ft
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FIRST FLOOR

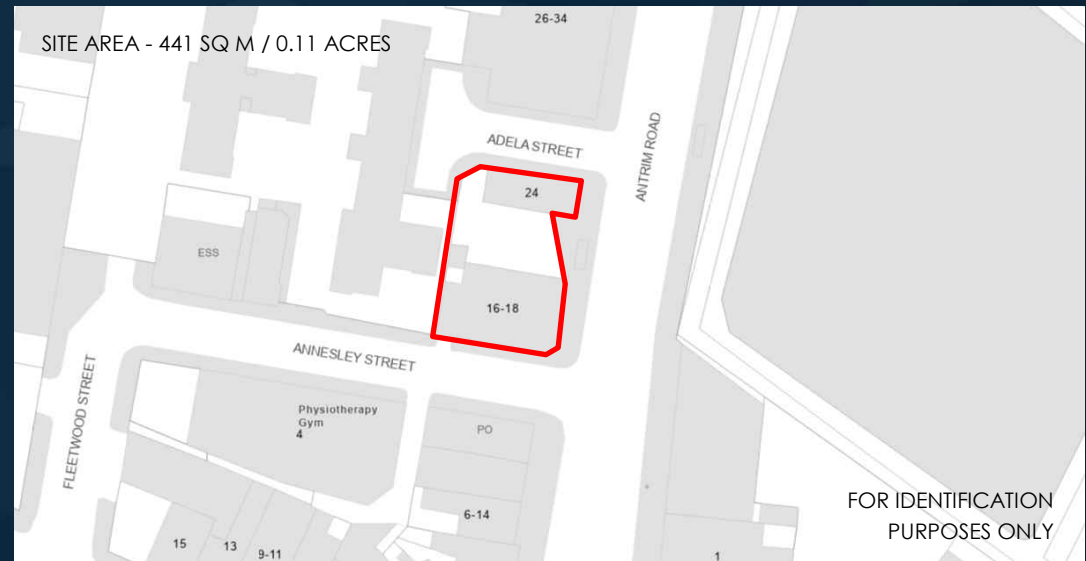
Offices	c. 20 sq m	215 sq ft
Kitchen	c. 6 sq m	65 sq ft

SECOND FLOOR

Store	c. 27 sq m	291 sq ft
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TOTAL ACCOMMODATION

c. 324 sq m 3,488 sq ft



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 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.

REF: 9057



CRUMLIN ROAD GAOL

MATER HOSPITAL

SPAR

SUBJECT
PROPERTY

CRITERION BAR &
COFFEE HOUSE

HEALTHCARE IRELAND

NEIGHBOURING OCCUPIERS

16-24 Antrim Road, Belfast, BT15 2AA



SALES DETAILS

PRICE: Offers over £450,000

TITLE: Assumed freehold

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

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

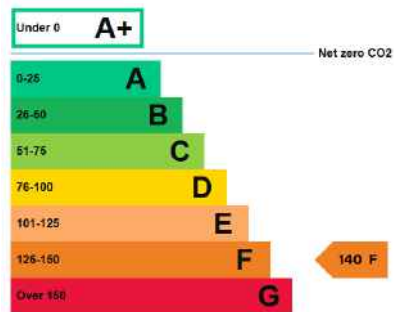
NAV (RATES PAYABLE)

16-18 Antrim Road NAV: £16,300 (Estimated rates payable in accordance with LPS Website: £12,160)

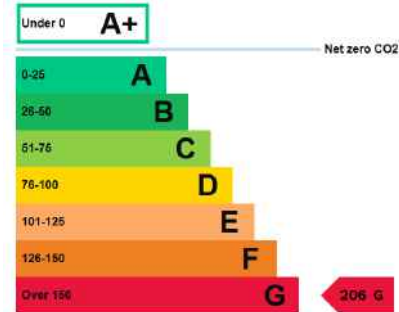
24 Antrim Road NAV: £8,300 (Estimated rates payable in accordance with LPS Website: £5,397)

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

EPC (ENERGY PERFORMANCE CERTIFICATE)



16-18 ANTRM ROAD



24 ANTRM ROAD



24 ANTRIM ROAD

FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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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.

