

St Columba's Church, Ballygomartin Road, Belfast, BT13 3NG

Modern Church Hall Extending to c. 4,055 sq ft

LOCATION / DESCRIPTION

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 Derry.

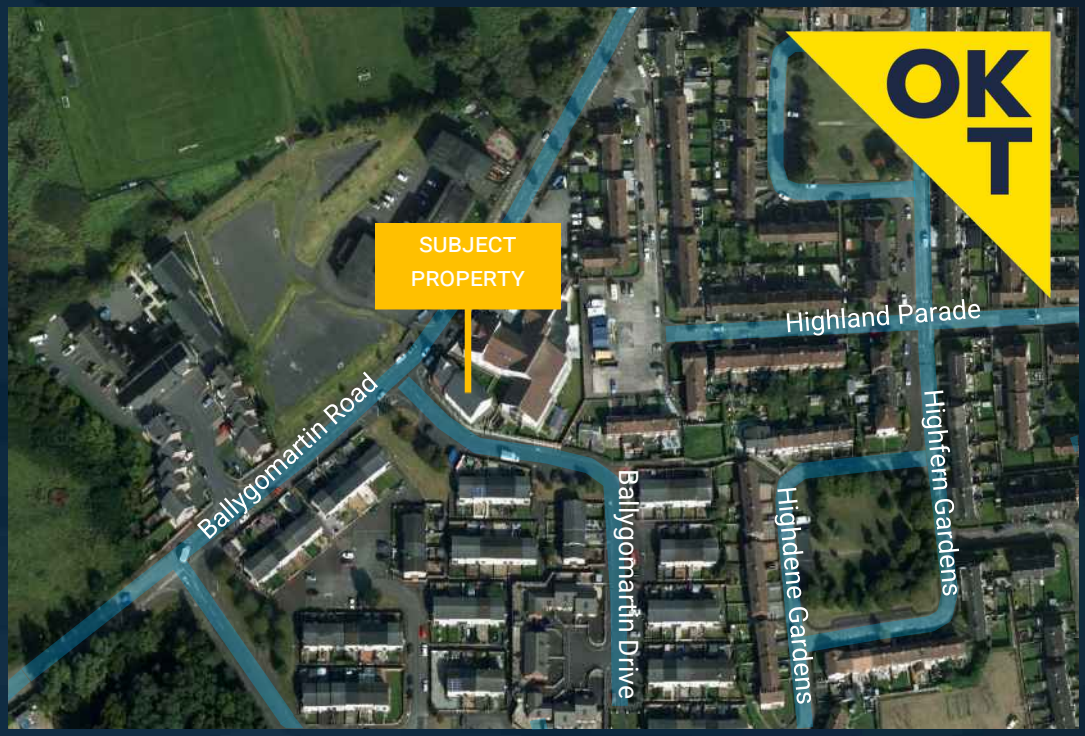
The subject property is located on the Ballygomartin Road in North Belfast, c. 0.5 miles from the Springfield Road, c. 1 mile from the Crumlin Road and c. 3 miles from the City Centre. The immediate area is residential, with local amenities in close proximity.

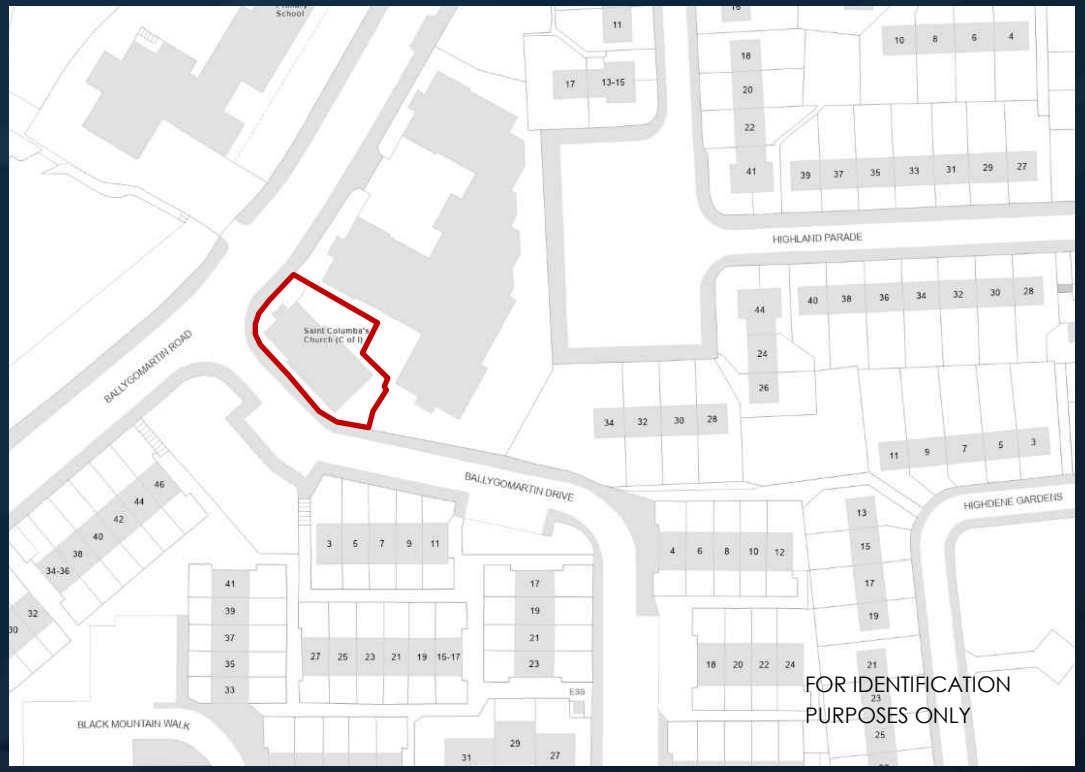
The subject comprises a modern purpose-built Church Hall. The three-storey detached building was constructed in 2010 and is of traditional construction with a pitched tiled roof. On the ground floor there is a large hall, office, store, and male / female WC facilities. On the first floor there is a large function room, meeting area, office, kitchen, and WC / shower room. On the second floor there is a large storeroom and separate file store. The building benefits from good levels of natural light and is fitted to a high specification to include passenger lift access to the first floor, painted and plastered walls, and wooden, carpet and tiled flooring.

The property would be suitable for a variety of uses subject to any necessary planning consents.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Office	c. 6 sq m	66 sq ft
Entry	c. 7 sq m	80 sq ft
Reception	c. 21 sq m	230 sq ft
Main Hall	c. 115 sq m	1,242 sq ft
Store 1	c. 3 sq m	27 sq ft
Store 2	c. 4 sq m	44 sq ft
Store 3	c. 5 sq m	53 sq ft
FIRST FLOOR		
Function Room	c. 84 sq m	900 sq ft
Office	c. 10 sq m	105 sq ft
Kitchen	c. 16 sq m	171 sq ft
Meeting Room	c. 37 sq m	397 sq ft
SECOND FLOOR		
Store	c. 8 sq m	87 sq ft
Hall	c. 11 sq m	113 sq ft
Office	c. 50 sq m	540 sq ft
TOTAL ACCOMMODATION	c. 377 sq m	4,055 sq ft













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SITE AREA

The site extends to c. 0.12 acres / 0.05 hectares.

SALES DETAILS

PRICE:	Price on Application
TITLE:	Assumed freehold
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT

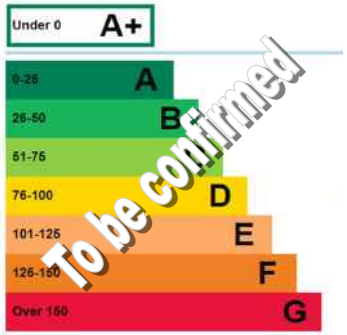
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

Church: £18,500

Estimated rates payable in accordance with LPS Website: £12,030.37

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



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.



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.