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**FOR SALE**

**St Marys Church of Ireland, 236 Crumlin Road, Belfast BT14 7ED**

Church, Part Income Producing Hall and House

# 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 property is situated on the Crumlin Road, c. 2 miles northwest of the City Centre. The immediate area benefits from a range of amenities including supermarkets and pharmacies, as well as various national and independent retailers.

# DESCRIPTION

The subject property comprises the St Mary's Church, Church Hall, and a former caretaker's residence all set within a 1-acre site.

St Mary's Church is an impressive gothic style building built in 1865. The building is of traditional construction with a Mourne granite and sandstone finish and pitched slate roof. The Church benefits from character features both internally and externally to include belfry tower, stained glass windows, and fine stone detailing throughout. Externally there is a carpark to the rear of the Church which is shared with the Hall and Surgery.

St Mary's Church Hall comprises a single storey former school built in 1885. The building is of traditional construction with a sandstone finish and a pitched slate roof.

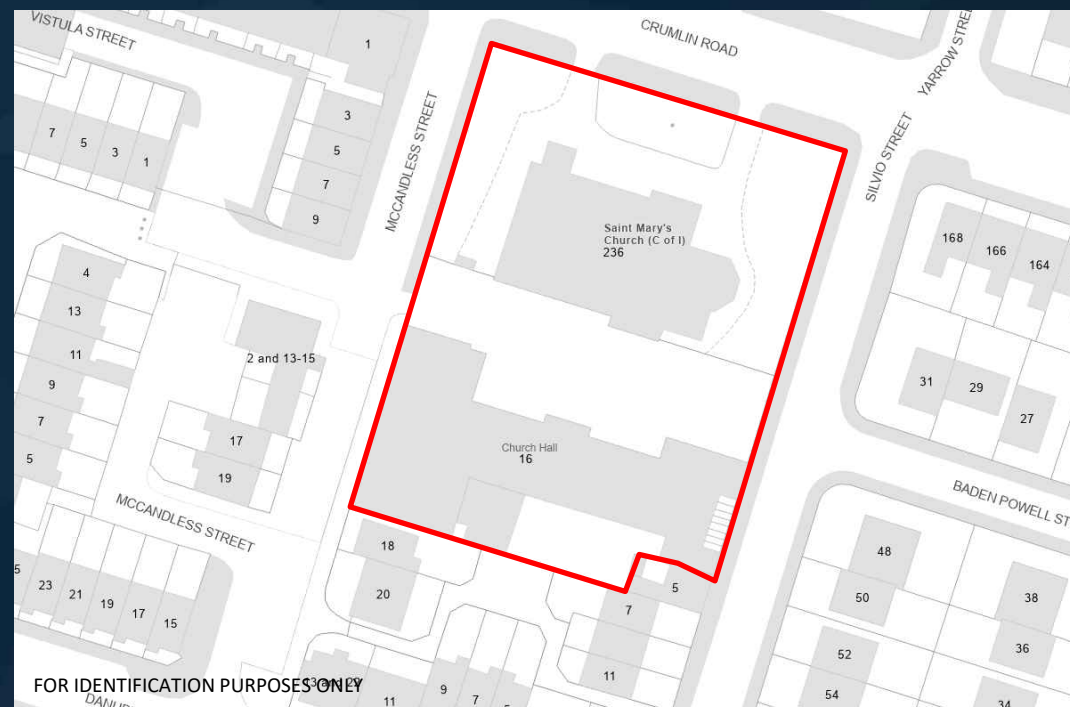
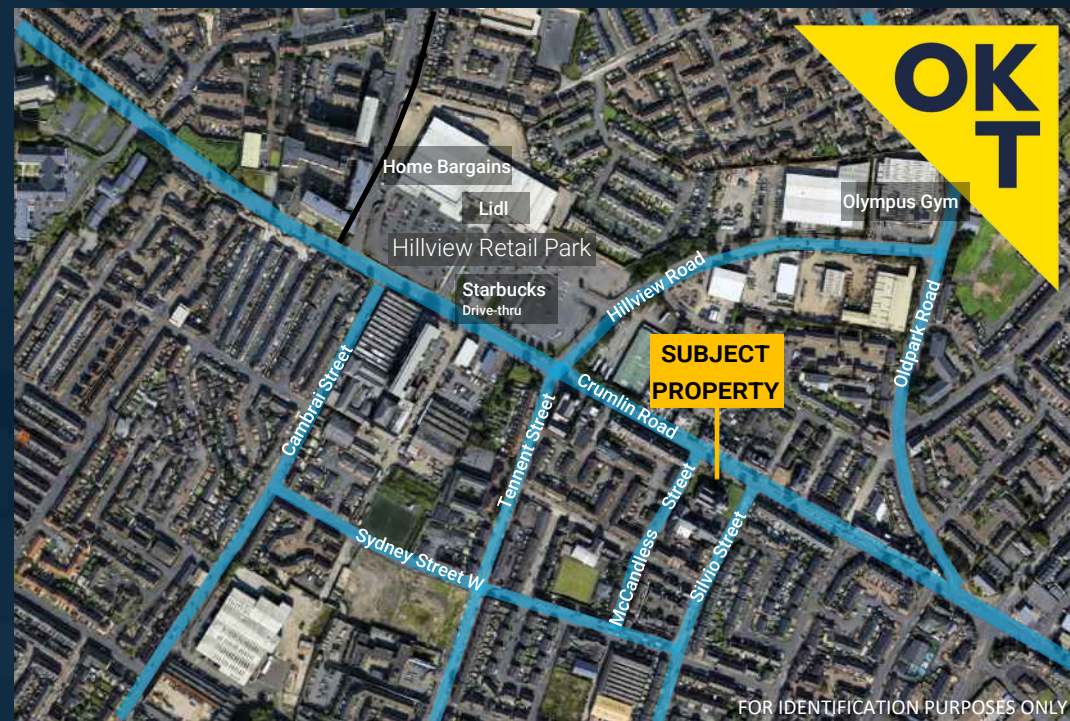
The property is laid out to provide large double height hall, two meeting rooms, kitchen, and WC facilities.

Albertville Surgery have occupied the west wing of the hall since 1999. The surgery is laid out to provide reception, 3 doctor's offices, nurse's office, managers office, examination room, treatment room, staff room, comms room, kitchen, cleaner's store, bin store, boiler, house, and 5 no. WCs.

In addition, the site includes the former caretaker's residence situated at 3 Silvio Street. The property is a two-storey semi-detached red brick building of traditional construction in need of complete refurbishment throughout.

# LISTED BUILDING STATUS

The Church and hall are B2 listed (HB Ref HB26/36/002 A and HB26/36/002 B).



# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Church	473	5,091
CHURCH HALL		
Albertville Surgery	178	1,928
Vacant	300	3,229
Caretaker's Residence	60	646

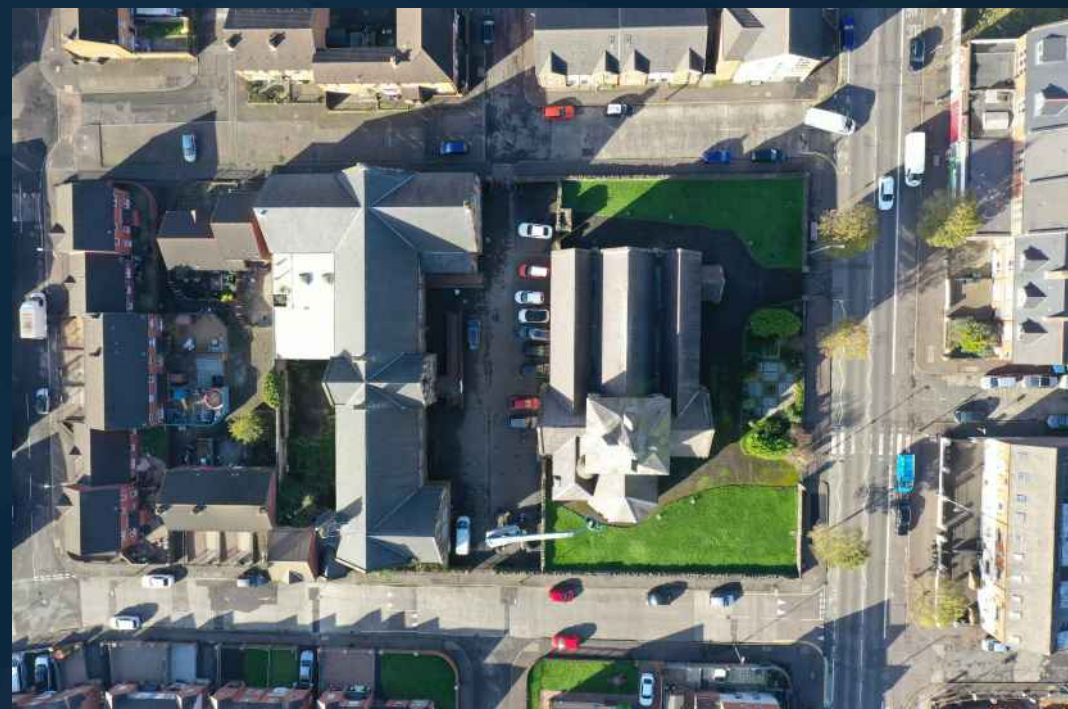


# SITE AREA

The site extends to c. 1 acre (0.4 hectares)

# TENANCY DETAILS

Demise: St Mary's Hall  
Tenant: Albertville Surgery  
Term: 15 years from 2 August 2015  
Rent: £20,000 per annum





## St Marys Church of Ireland 236 Crumlin Road, Belfast BT14 7ED



### 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.

REF: COI3

# SALES DETAILS

PRICE: Price on Application

TITLE: Assumed freehold

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.

## VAT

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

## NAV (RATES PAYABLE)

**Church: £15,300** (Estimated rates payable in accordance with LPS Website: £9,587)

**Hall £24,300** (Estimated rates payable in accordance with LPS Website: £15,226)

**Surgery: £14,200** (Estimated rates payable in accordance with LPS Website: £8,898)

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



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

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**JAMES CHRISTIE**

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## O'CONNOR KENNEDY TURTLE

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