

**Lisney****FOR SALE/TO LET**

Attractive Period Office Building c. 1,872 sq. ft. With  
Dedicated Car Parking

**523 ANTRIM ROAD, BELFAST,  
BT15 3BS**

**CONTACT**

Lloyd Hannigan  
028 9050 1501  
lhannigan@lisney.com

**BRIEF**

- Prominent roadside location
- Excellent local amenities
- 3 no. dedicated car park spaces
- Suitable for a variety of uses, subject to the necessary statutory consents





## LOCATION

The property occupies a highly accessible location, a short drive from Belfast City centre and the Westlink, providing ease of access to the M1, M2 and the wider motorway network.

The neighbouring area comprises a mix of residential, commercial, religious and recreational uses such as Cliftonville Golf Club, Alexandra Park and The Waterworks.

Local amenities including convenience stores, cafés and bakeries are all provided a short walk from the property, potentially catering for staff lunchtime needs.

## DESCRIPTION

The subject property comprises an attractive four storey, own door office building fronting Antrim Road.

The ground floor contains a customer reception area with two rear private offices while the first and second floors offer a mix of private offices and staff areas.

Archive stores are located on the third floor.

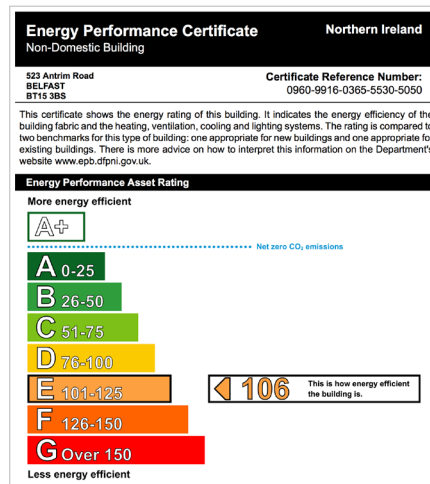
Dedicated car parking for 3 no. parked cars is provided immediately to the front of the building with additional on street parking in the locality.

## INSURANCE

The tenant will be responsible for reimbursing the landlord with the cost of insuring the premises.

### EPC - E106

*This property has an energy efficiency rating of: E106*



*The full certificate can be made available upon request.*

## FLOOR SIZES

AREA	SIZE (SQ M)	SIZE (SQ FT)
Ground Floor Offices	45.20	487
First Floor Offices	53.36	574
Second Floor Offices	53.18	572
Third Floor Offices	22.19	239
<b>Total Net Internal Area</b>	<b>173.93</b>	<b>1,872</b>

## INTERIOR





## LOCATION MAP



*The Directors of Lisney for themselves and for the vendors or lessors of this thus this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.*

523 ANTRIM ROAD, BELFAST, BT15 3BS

## LEASE TERMS

*Rent - £11,000 per annum excl.*

*Term – subject to negotiation.*

*Repairs & Insurance: The space will be let on Full Repairing and Insuring terms.*

## ASKING PRICE

*We are seeking offers in the region of £225,000*

## TITLE

*The property is understood to be held freehold.*

## RATES

*NAV £10,800*

*Rates payable 16/17 £6,292.09*

*The above rates payable figure does not take account of 20% Small Business Rates Relief which will apply to the majority of occupiers.*

## VAT

*All prices and outgoings are exclusive of but may be liable to VAT*

## CONTACT

*Lloyd Hannigan  
lhannigan@lisney.com  
02890 501 501*

**WWW.LISNEY.COM**