

PRICE REDUCED



**FOR SALE**  
(MAY LEASE)

**Action Cancer House, 1 Marlborough Park, Belfast, BT9 6XS**

Excellent Office and Clinic premises located on a prominent site fronting the prestigious Malone Road in South Belfast

**Lisney**



## Features

- Self-contained Office and Clinic comprising c. 5,200 sq ft
- Total site area of c. 0.3 Acres
- Excellent location fronting the prestigious Malone Road
- Generous on-site parking
- In close proximity to the M1 Motorway
- Suitable for a wide range of uses to included, clinic/clinics, day care/nursery (subject to necessary consents).

## Location

The premises are prominently located fronting the Malone Road in South Belfast and accessed via Marlborough Park.

The location offers a prestigious business address conveniently located to the Lisburn Road, Belfast City Centre, Queens University, Stranmillis Teaching College and Belfast City Hospital, and a number of leading schools.

The property is in close proximity to Balmoral Avenue and the M1 Motorway network providing ease of access to the wider province and the Republic of Ireland.



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## Description

The property comprises a period detached three-storey former house converted to offices and a clinic, which has been subsequently extended and benefiting from its own private car park.

The property was built around 1917 and has been occupied by Action Cancer since 1975 as their headquarters and clinic / day centre.

The subject property comprises a detached and sympathetically extended period property of approximately 5,200 sq ft arranged over ground and 2 upper floors.

The property is currently cellular in nature, suitable for its current use, and while modernised in recent years it still retains various period features.

Internally the building is comprised of private offices, meeting rooms, board room, consulting rooms, an X-Ray room, reception, kitchen and toilet facilities.

The property further benefits from a Lift, alarm system, CCTV and a solar panel providing hot water.

There are up to 23 car parking spaces to the front, side and rear of the property on a total site of approximately 0.3 acres.



## Accommodation

	AREA (SQ FT)	AREA (SQ M)
Net Internal Area basis	5,200	483.08
Gross Internal Area basis:	7,852	729.45

## Planning

The subject property is located within the Malone Conservation Area.

The most recent planing permission is as follows:

Z/1999/2900/F - Extension to existing centre, comprising of medical units, diagnostics, counselling and training units including refurbishment of existing building and removal of 3 no. portacabins. (Amended Proposal) was granted on 6th September 2000.

## Title

We understand the property is held by way of a 930 year lease from 1st September 1917 and subject to a nominal ground rent.







## Demise

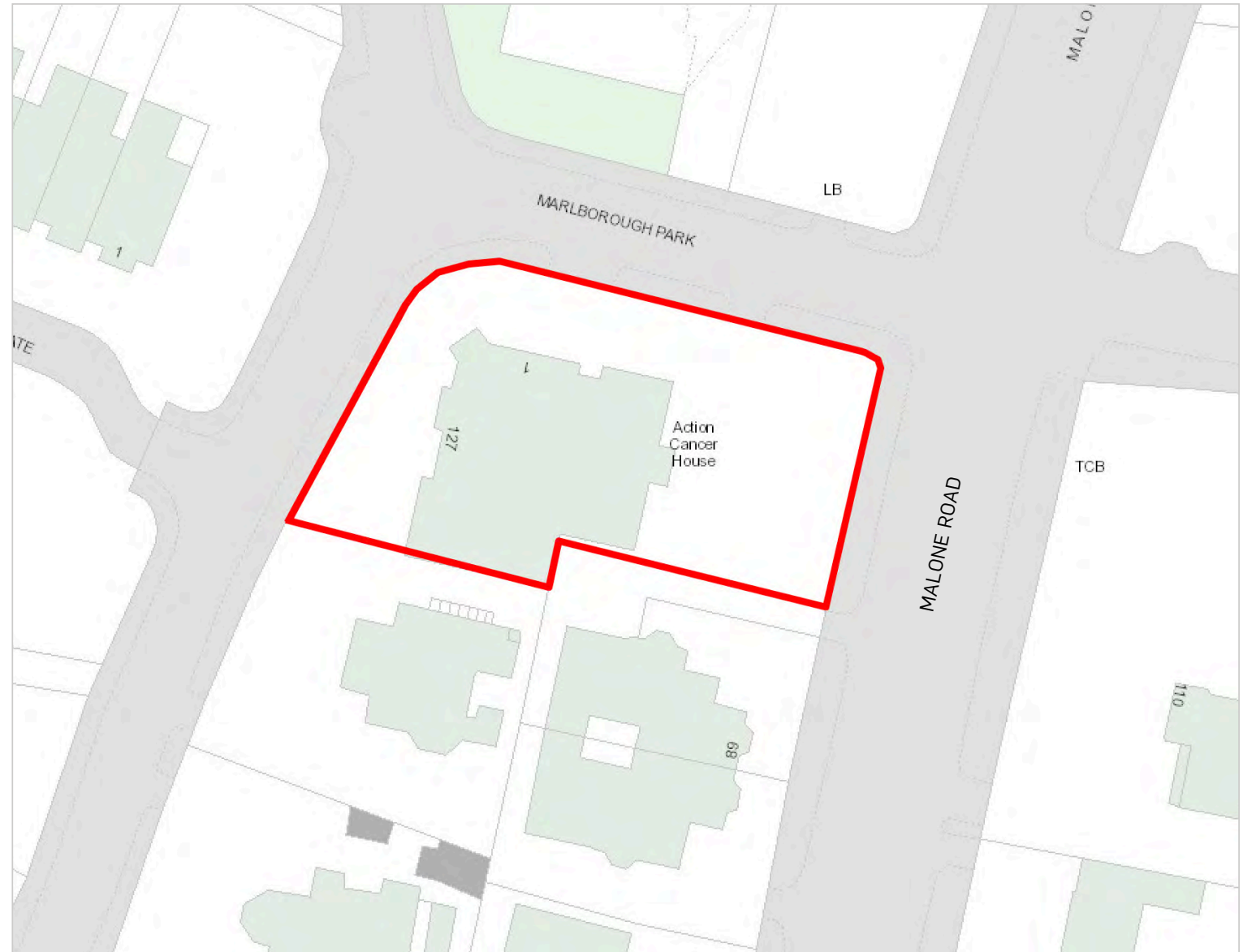
Area: 0.30 Acres

Perimeter: 150.32 m

## EPC Rating - D83

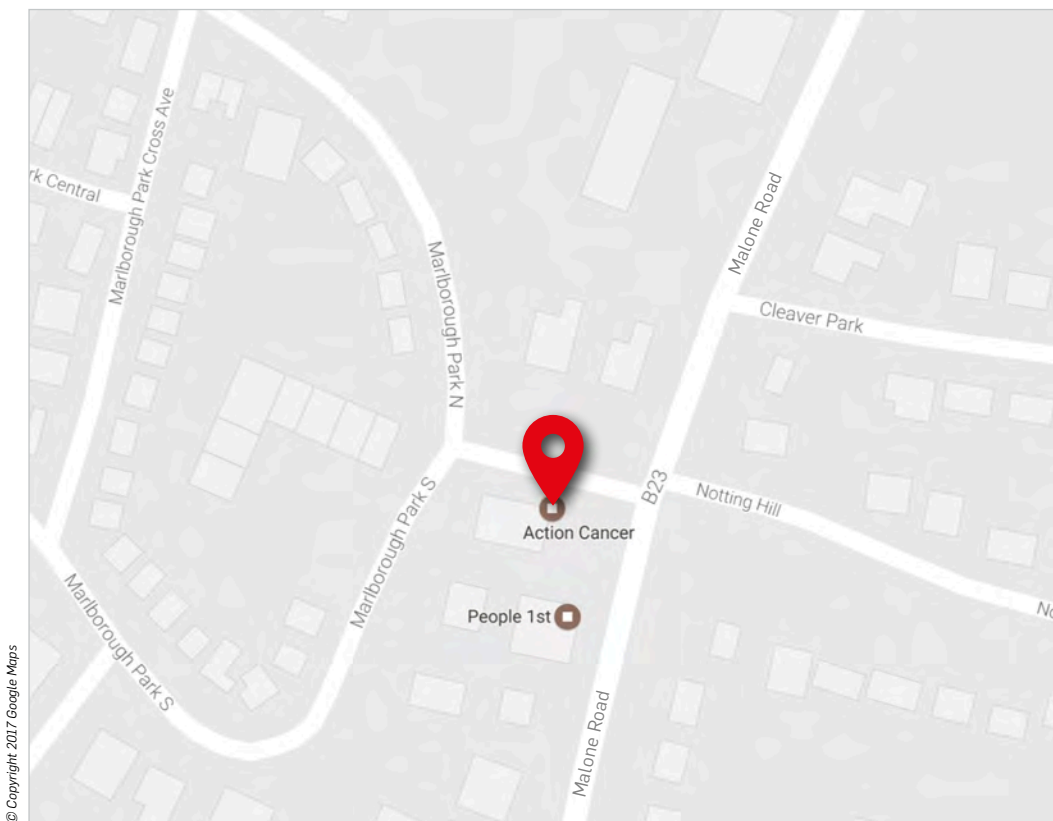
The property has an energy rating of D83.

A full certificate can be made available upon request.



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## Asking Price

£950,000 Exclusive.

(Nine Hundred and Fifty Thousand Pounds).

## Stamp Duty

Stamp duty will be the responsibility of the purchaser.

## VAT

All prices, outgoing and rentals are stated exclusive of but may be liable to VAT.

## Rent

£60,000 Exclusive Per Annum

## Terms

A new lease on full repairing and insuring terms is available.

## Rates

NAV:	£55,500
Rate in the £ 17/18:	0.592681
Rates Payable:	£32,893.80

## Contact

**Andrew Gawley**

**028 9050 1501**

**agawley@lisney.com**

## 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 Lisney. 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.*