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Savills Group



For Sale

**Commercial/Potential Development Opportunity
With the Benefit of Short-term Rental Income
(c. 2,045 sq ft)
Site Area c. 0.16 Acres (0.06 Hectares)**

28 School Road
Newtownbreda
Belfast
BT8 6BT

COMMERCIAL/DEVELOPMENT

**TENANT
UNAFFECTED**

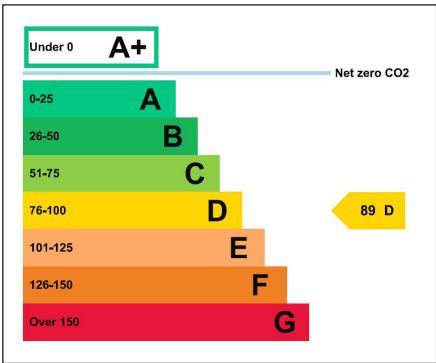


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Location

The property is located on School Road, just off the Saintfield Road in Newtownbreda (c. 4.8 miles from Belfast city centre and 0.6 miles from Lesley Forestside). The Saintfield Road is one of the main arterial routes leading from Belfast city centre towards Carryduff and Ballynahinch.

The property benefits from a high level of accessibility with ease of access onto the A55 Ring Road and public transport bus links. The immediate area comprises high density housing with a number of commercial and community uses, to include the Mencap Centre and Ashvale Day Nursery.

Description

The property which comprises a traditional red brick former church hall, sits on a triangular shaped site and provides an opportunity to acquire an income producing asset, offering a range of redevelopment opportunities, subject to necessary consents.

The property has been converted to provide office accommodation arranged over ground and first floor. The accommodation benefits from an open plan office with separate office/meeting rooms and ancillary staff accommodation. The finish of the premises includes:

- Feature exposed steel cambered trusses with sound insulation panels to ceilings
- Carpet flooring throughout
- Painted/ Plastered walls
- Gas fired central heating
- Double glazing throughout
- Installed alarm and CCTV
- On-site parking
- WC/kitchen facilities

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	1,867	173.4
First Floor	178	16.5
Total	2,045	189.9

Description	Acres	Hectares
Land Area (approx)	0.16	0.06

Sale Price

Sale Price: £370,000 exclusive

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Current Tenancy

Leased to Mifinity UK Limited at a passing rent of £22,000 per annum.

Please note we understand the current tenant is due to vacate the premises on 30 November 2025. Full details on request.

Rates

We have been advised by the Land and Property Services of the following rating information:

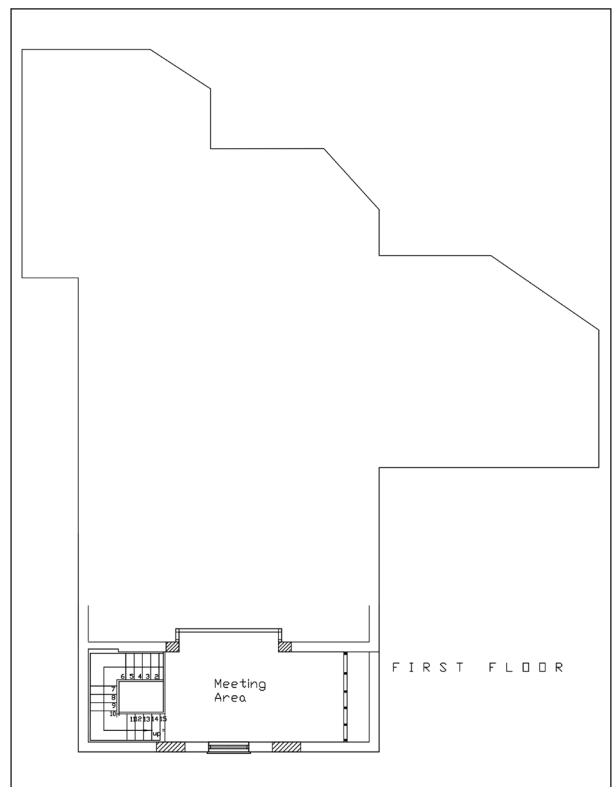
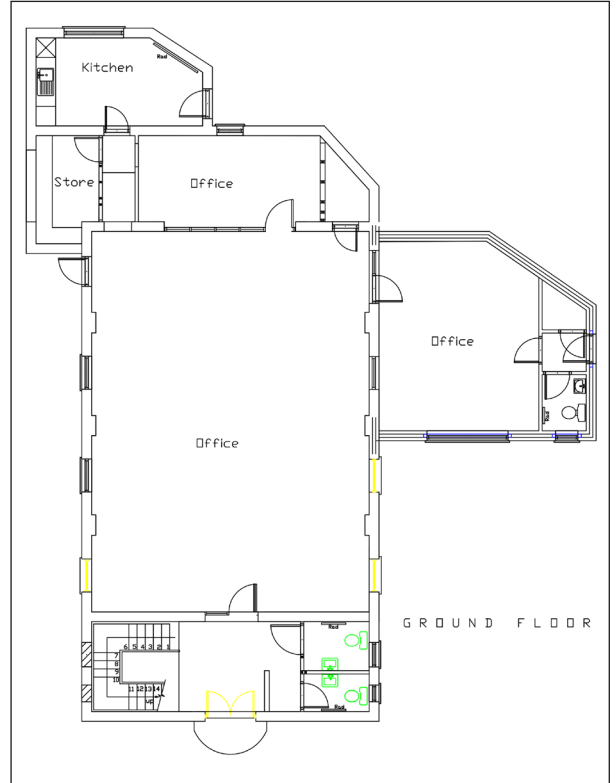
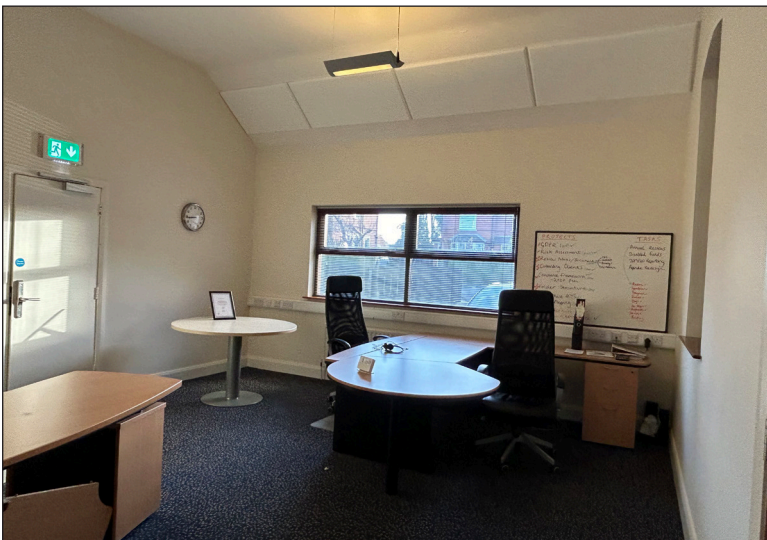
Net Annual Value: £16,800
Rate in the £ for 2025/2026: £0.566150
Estimated rates payable: £9,511.32

Planning

The property is located within the development limits of Castlereagh as defined under both the Belfast Urban Area Plan 2001 and draft BMAP 2015, undesignated as "White Land". The site would be suitable for a variety of uses. Subject to any necessary consents and approvals. Interested parties are advised to make their own enquiries directly with the local Planning Office.

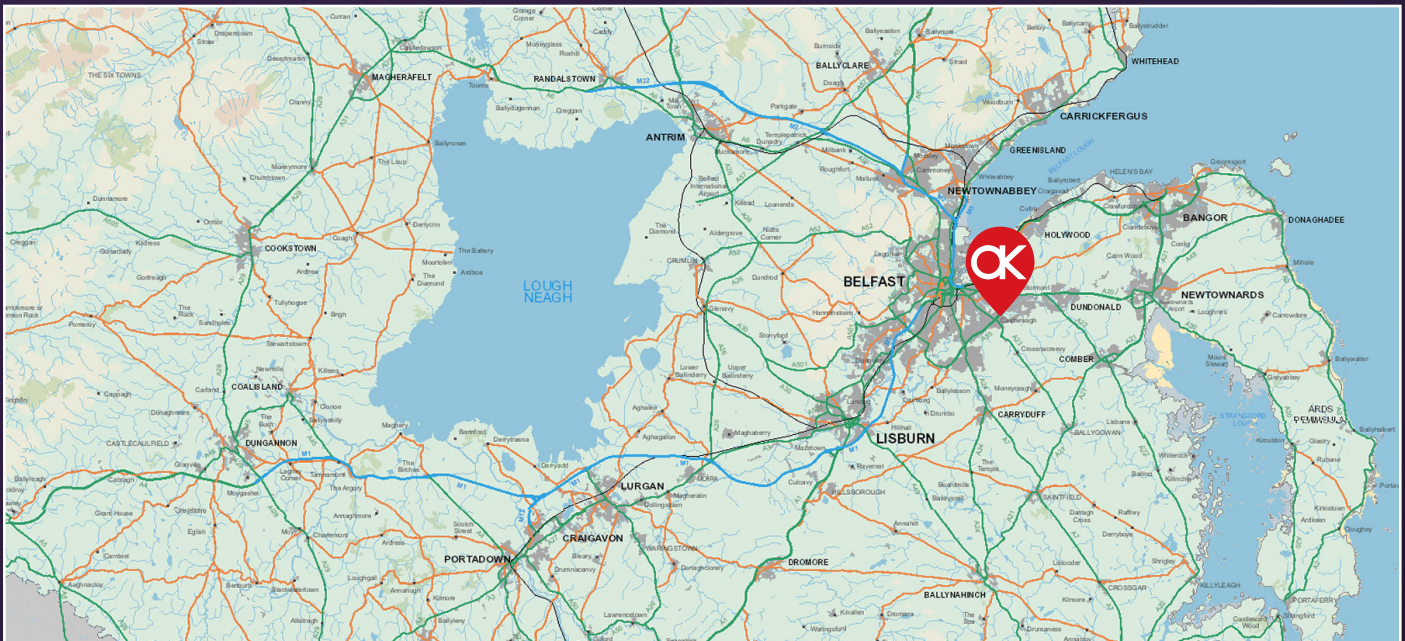
Anti-Money Laundering

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





FOR IDENTIFICATION PURPOSES ONLY



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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 Osborne King. 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.

MISREPRESENTATION ACT 1967

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