



Instinctive
Excellence
in Property.

For Sale

Prominent Office Accommodation
c. 2,504 sq ft (232.69 sq m)

432 Antrim Road
Belfast
BT15 5GB

OFFICE

POTENTIAL FOR ALTERNATIVE
USES / c. 8 CAR PARKING
SPACES TO REAR



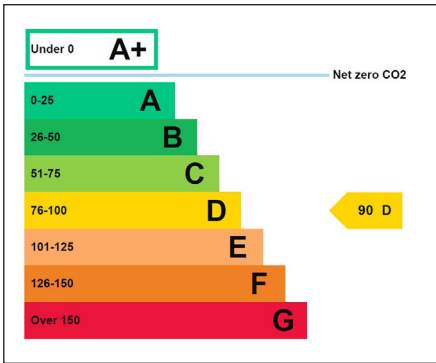
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c. 2,504 sq ft (232.69 sq m)

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OFFICE

EPC



Location

The property occupies a prominent position on the Antrim Road, approximately 2 miles from Belfast City Centre. The area exhibits a mix of commercial occupiers, including a substantial retail scheme, Fortwilliam Dental Practice and Maxol.

Description

The property is a traditional red brick building arranged over four floors, fronting onto the Antrim Road. The premises benefit from a generous car park to the rear for approximately 8 cars and oil-fired central heating.

The property comprises a mixture of office and boardroom areas with kitchen / WC facilities also available. The internal specification is fitted to a basic standard to include carpet flooring, painted/ plastered walls and fluorescent strip lighting.

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	755	70.18
First Floor	687	63.87
Second Floor	244	22.67
Third Floor	483	44.87
Fourth Floor	335	31.11
Total	2,504	232.69

Rates

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

Net Annual Value: £15,800
Rate in the £ for 2024/2025: £0.599362
Estimated rates payable: £9,470



Sale Details

We have been instructed to seek offers in the region of £225,000 exclusive.

VAT

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

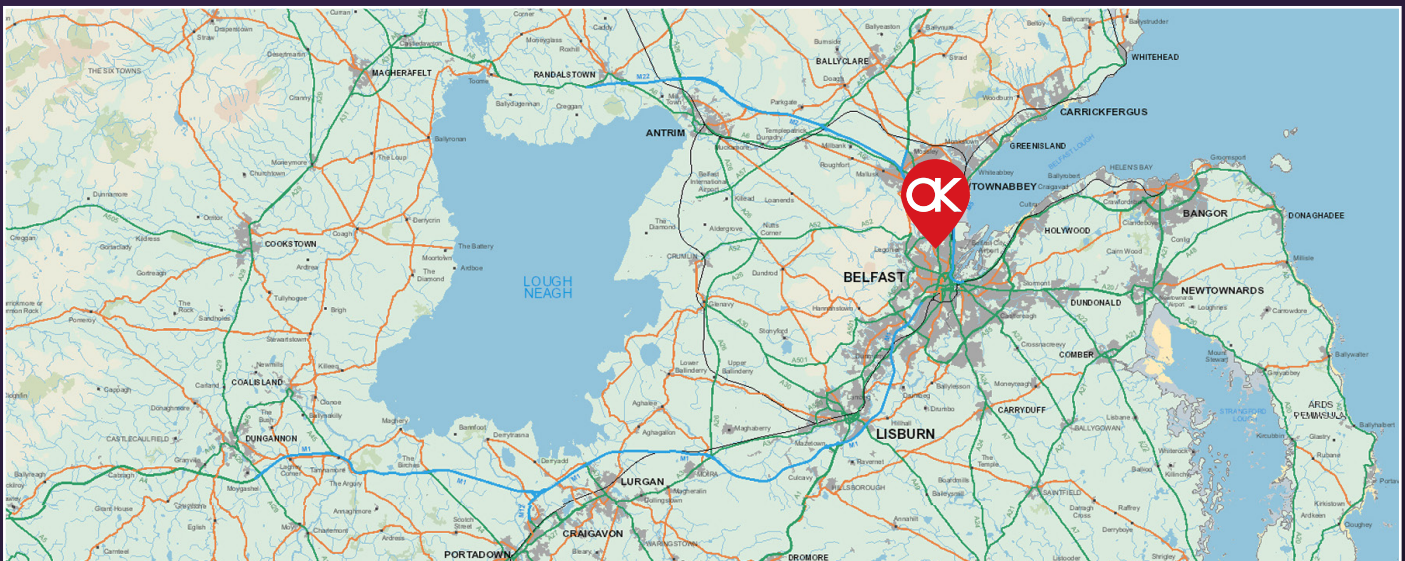
Anti-Money Laundering

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

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.