

# FOR SALE – OFFICE BUILDING

13 Stranmillis Road, Belfast, BT9 5AF

**CBRE NI**

PART OF THE AFFILIATE NETWORK





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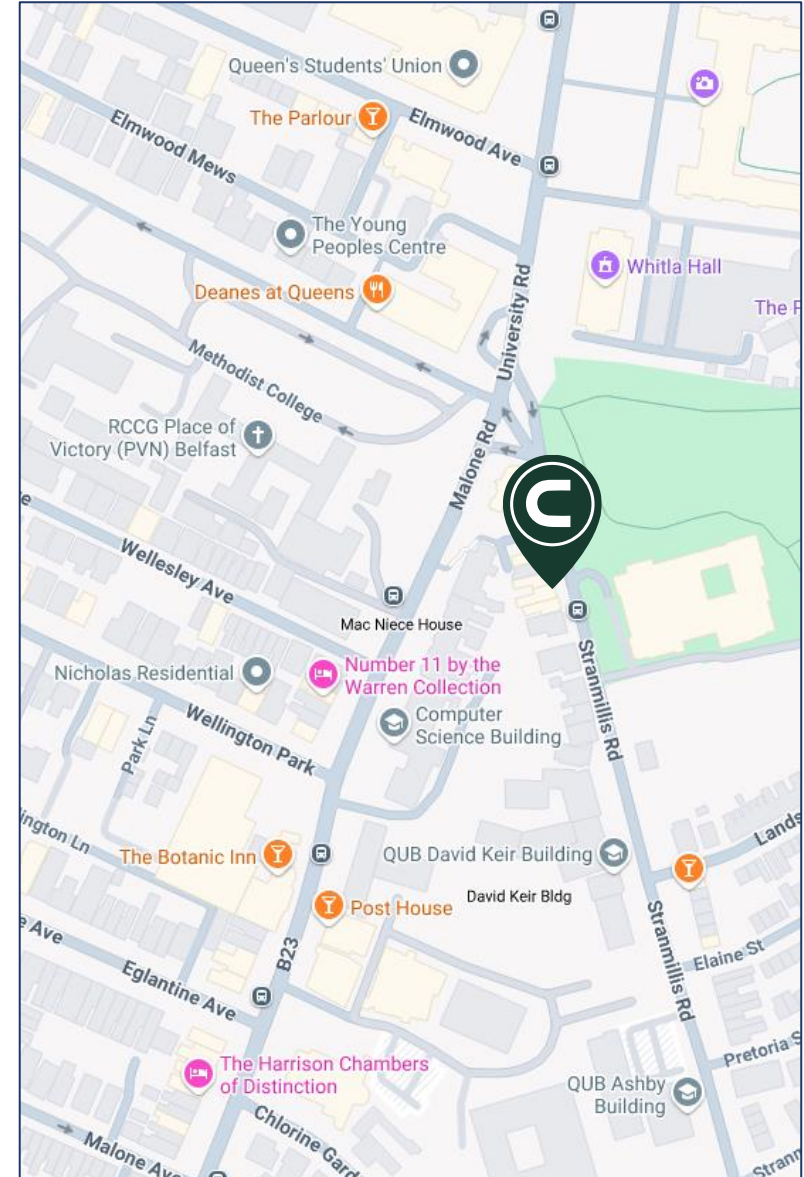
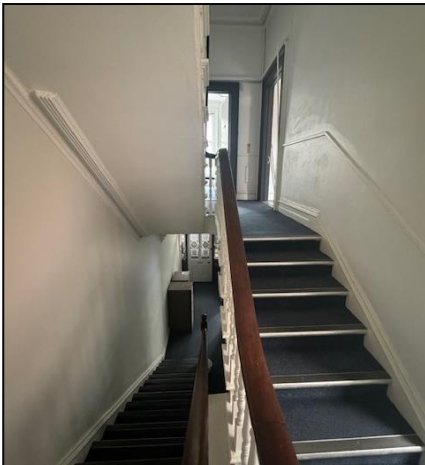
## Key Benefits

- Prime South Belfast address in the heart of Stranmillis
- 1 mile from Belfast City Centre
- Excellent transport links via bus and nearby train stations
- Close to Queen's University, Botanic Gardens & Ulster Museum
- Easy access to Malone Road, Lisburn Road, and A55 Outer Ring
- Walking distance to local cafés, shops, and green spaces

## Location

Stranmillis is a vibrant neighbourhood within Queens University's conservation area. Located just one mile from Belfast City Centre on Stranmillis Road, this area is well-served by public transport and major road links, offering convenient accessibility.

The property occupies a prominent location by the Ulster Museum, where the lower end of Stranmillis Road meets the Malone Road. Situated a few minutes' walk from Botanic Gardens and the Lagan Towpath, this address also offers close proximity to a number of restaurants, cafés and local businesses..



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## Description

This substantial property presents an opportunity to acquire real estate in one of Belfast’s most desirable locations. Previously utilised as office accommodation, the premises offer excellent potential for refurbishment.

The subject comprises approximately 2,919 sqft of office accommodation over 3 floors. Finishes include carpeted floors, plastered and painted walls, and plastered ceilings with strip fluorescent lighting. Windows are single glazed timber frames with bay windows facing onto Stranmillis Road, a private yard is also accessible from the ground floor at the rear of the property.

The property currently has 2no WCs and benefits from gas fired central heating. Besides office use, this property is suitable for a variety of opportunities, including residential or café/restaurant space (subject to planning permission).

## Tenure

Assumed freehold or long leasehold subject to nominal ground rent.

## Price

We are asking for offers in the region of £350,000 exclusive.

## VAT

All prices are quoted exclusive of VAT, which may be payable.

## Ratable Value

We have been advised by Land and Property Services that the estimated rateable value for the property is £9,300. The rate in the £ for 2025/26 is £0.626592 therefore the estimated rates payable for 2024/25 is £5,827.31.

## Accommodation

	Area (Sq Ft)	Area (Sq M)
Ground Floor	976	91
First Floor	990	92
Second Floor	954	90
Total	2,920	271

## AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

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## Internal Photos



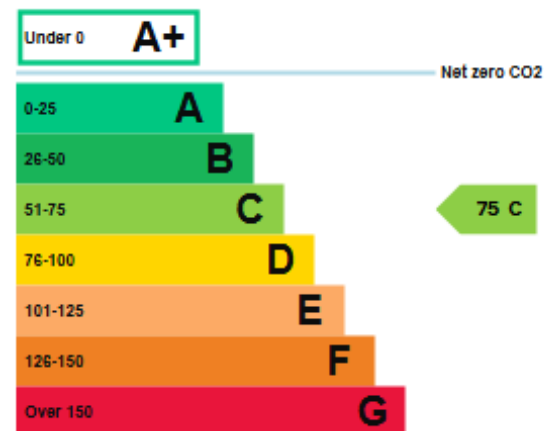
## EPC

A copy of the EPC certificate is provided below and can be made available upon request.

13 Stranmillis Road BELFAST BT9 5AF		Energy rating <b>C</b>
Valid until <b>5 June 2035</b>	Certificate number <b>4254-2719-1761-2728-6864</b>	
Property type	A1/A2 Retail and Financial/Professional services	
Total floor area	272 square metres	

## Energy rating and score

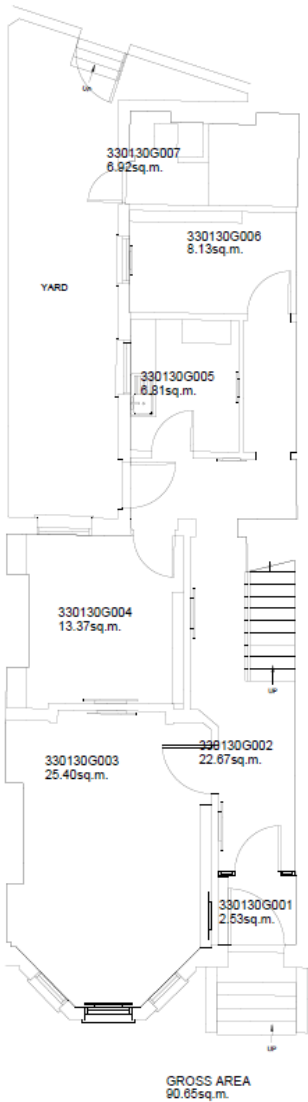
This property's energy rating is C.



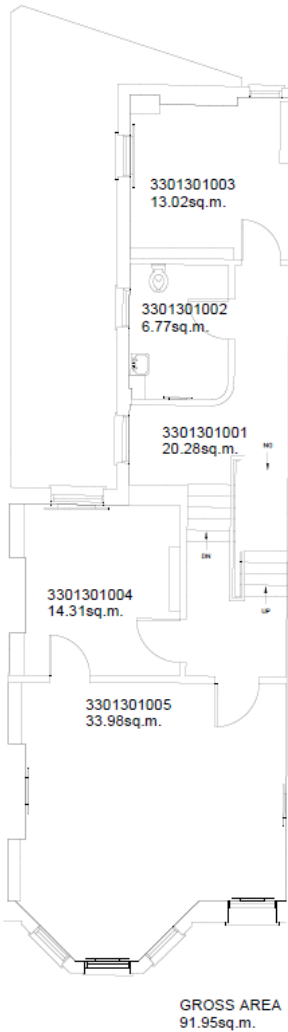
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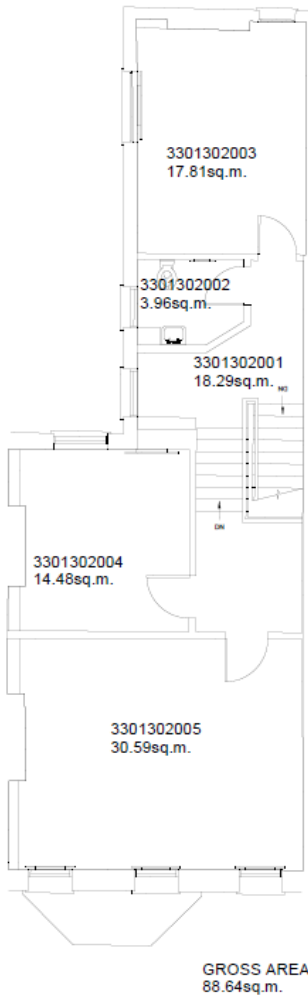
Gross area: 2919.60 Sq Ft / 271.24 Sq M



Existing ground floor layout plan  
for identification purposes only



Existing first floor layout plan  
for identification purposes only

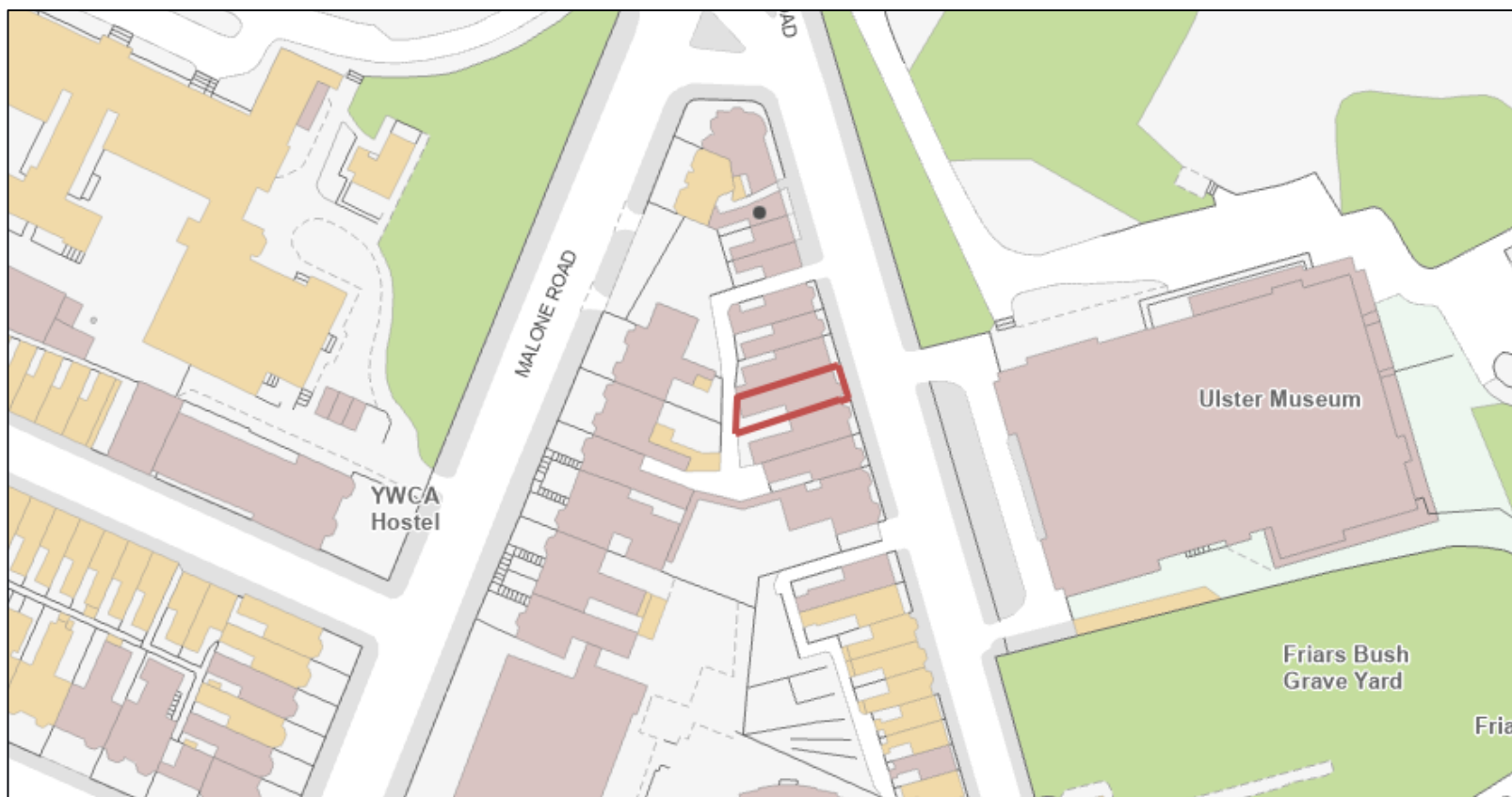


Existing second floor layout plan  
for identification purposes only

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## Contact Us

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