

**FOR SALE** Historic Former Church Extending to c. 10,713 sq ft (955 sq m)  
**159-161 Donegall Pass, Belfast, BT7 1DT**



# LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry. The subject property is prominently located on Donegall Pass and close to the Ormeau Road / Cromac Place junction.

The immediate area comprises a mix of residential and commercial activity. Immediately southeast of the property, planning has been approved for a residential development comprising 38 apartments next to the Portland 88 development which was completed in 2019.

There are several local and national office occupiers surrounding the property, with Barclay Communications, RRP Architects and The Gasworks development all in close proximity.

The western end of Donegall Pass leads to Botanic Avenue, Shaftsbury Square and The Queens University Area, with the university just a 12 minute walk from the property.



C. 103  
MILES

TO  
DUBLIN

C. 75  
MILES

TO  
DERRY

C. 2  
MILES

TO  
M1  
MOTORWAY



10 MINS DRIVE TO  
CITY AIRPORT

30 MINS DRIVE TO  
BELFAST INT. AIRPORT

# DESCRIPTION

The subject comprises an imposing three storey former Church occupying a prominent position at the junction of Donegall Pass and the Ormeau Road.

The church was originally built in 1873; designed in the gothic style by renowned local architects Young & Mackenzie who were responsible for several landmark City Centre buildings.

The building is of scrabo and rubble sandstone construction with a natural slate roof.

Internally the property is laid out over three levels, with large open plan spaces on the ground and first levels, as well as loft style accommodation on the second floor.

The building retains character features throughout including gothic windows and external carvings.

# ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR	C. 457 sq m	C. 4,919 sq ft
FIRST FLOOR	C. 457 sq m	C. 4,919 sq ft
SECOND FLOOR	C. 81 sq m	C. 875 sq ft
<b>TOTAL NET INTERNAL AREA</b>	<b>C. 995 sq m</b>	<b>C. 10,713 sq ft</b>

# SITE AREA

The overall site area extends to 0.15 Acres

# LISTING STATUS

The subject property is B2 listed (Planning Ref: HB26/30/012)

# PLANNING

The subject is located within the City Centre development limit according to the current Belfast Metropolitan Area Plan.



# REDEVELOPMENT POTENTIAL

The former Church has previously been used as a restaurant and casino and subject to planning would offer obvious long term redevelopment potential.

The property would be suitable for redevelopment into a variety of uses including retail, office, student & residential accommodation, or a mixed-use scheme involving a combination of the three.

# NEIGHBOURING DEVELOPMENTS

## Portland 88

Luxury apartment building with 88 units completed in 2019.

## Havelock House Site:

Planning under consideration for a 270 unit apartment building.

## Lands between 55-71 Ormeau Road & 163-169 Donegall Pass:

49 unit apartment building currently under construction.



Havelock House Site

Portland 88

49 Unit Development

Subject Property

Gasworks

Aerial  
159-161 Donegall Pass, Belfast

# SALES DETAILS

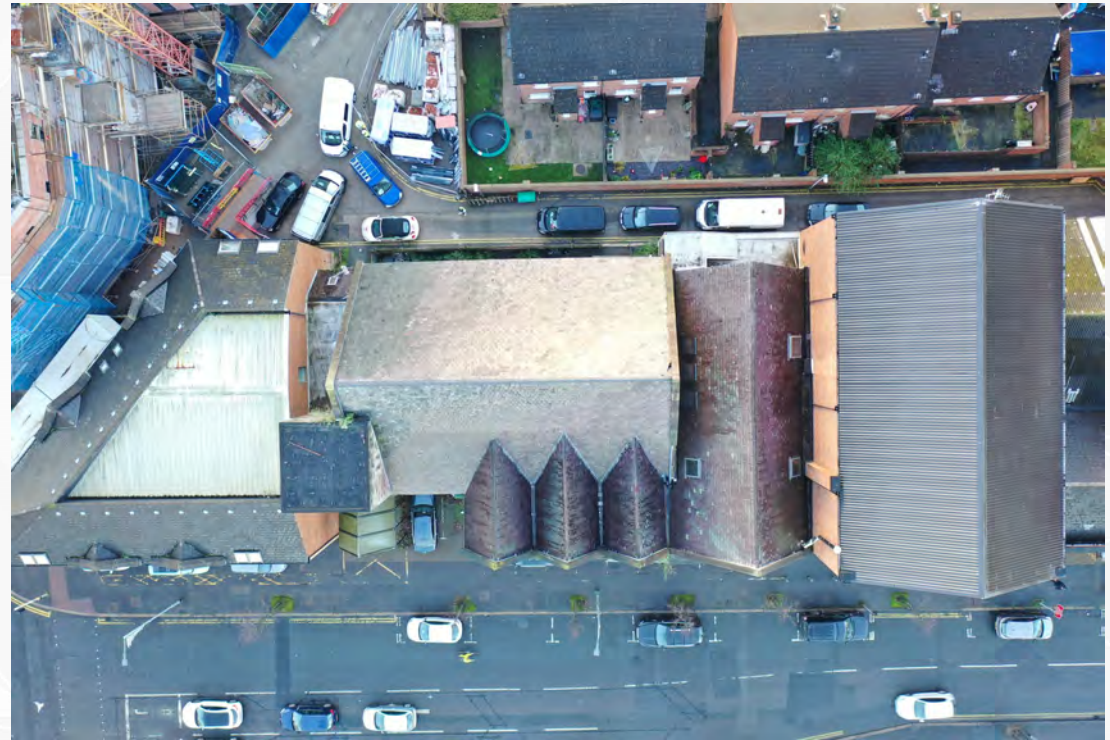
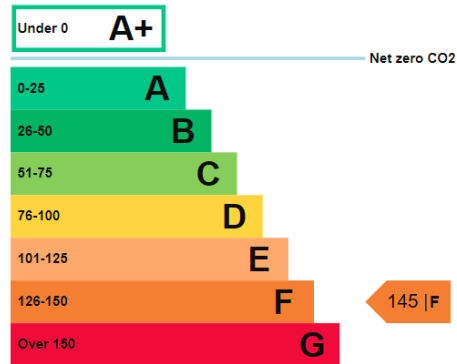
**PRICE:** We are seeking offers in the region of £650,000  
**TITLE:** We assume the property is held under freehold title  
**VAT:** All prices, outgoings etc are exclusive of, but may be subject to VAT.

# RATES

We are advised that the current NAV for the subject is £66,300. The commercial rate in the pound for 2022 / 2023 is £0.551045. Estimated Rates Payable: £36,534.28

**Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.**

# EPC CERTIFICATE



## 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/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

# CONTACT DETAILS

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