

**FOR SALE**

MAY BE SUITABLE FOR USES SUCH AS PRIVATE  
GP PRACTICE, CONSULTING ROOMS, CLINIC ETC.



Osborne  
King

**FITTED MEDICAL PRACTICE CLOSE TO STORMONT**  
SUMMERHILL AVENUE, BELFAST, BT5 7HD



PROPERTY

LOCATION

DESCRIPTION

GALLERY

FLOOR PLAN

SALE DETAILS

CONTACT

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### Location

The property is located in a prominent location just off the Upper Newtownards Road, directly opposite Stormont Estate. The premises form part of an established parade with a range of commercial occupiers including Apex Clinic, Nisa Local and The Stormont Hotel.

The surrounding area consists mainly of medium density housing with a significant residential population in the vicinity. Accessibility is excellent with the A55 "Outer Ring" being less than 2 minutes drive and bus services running to and from Belfast City Centre every 10 minutes throughout the day. There is an abundance of on-street car parking available immediately outside the premises.

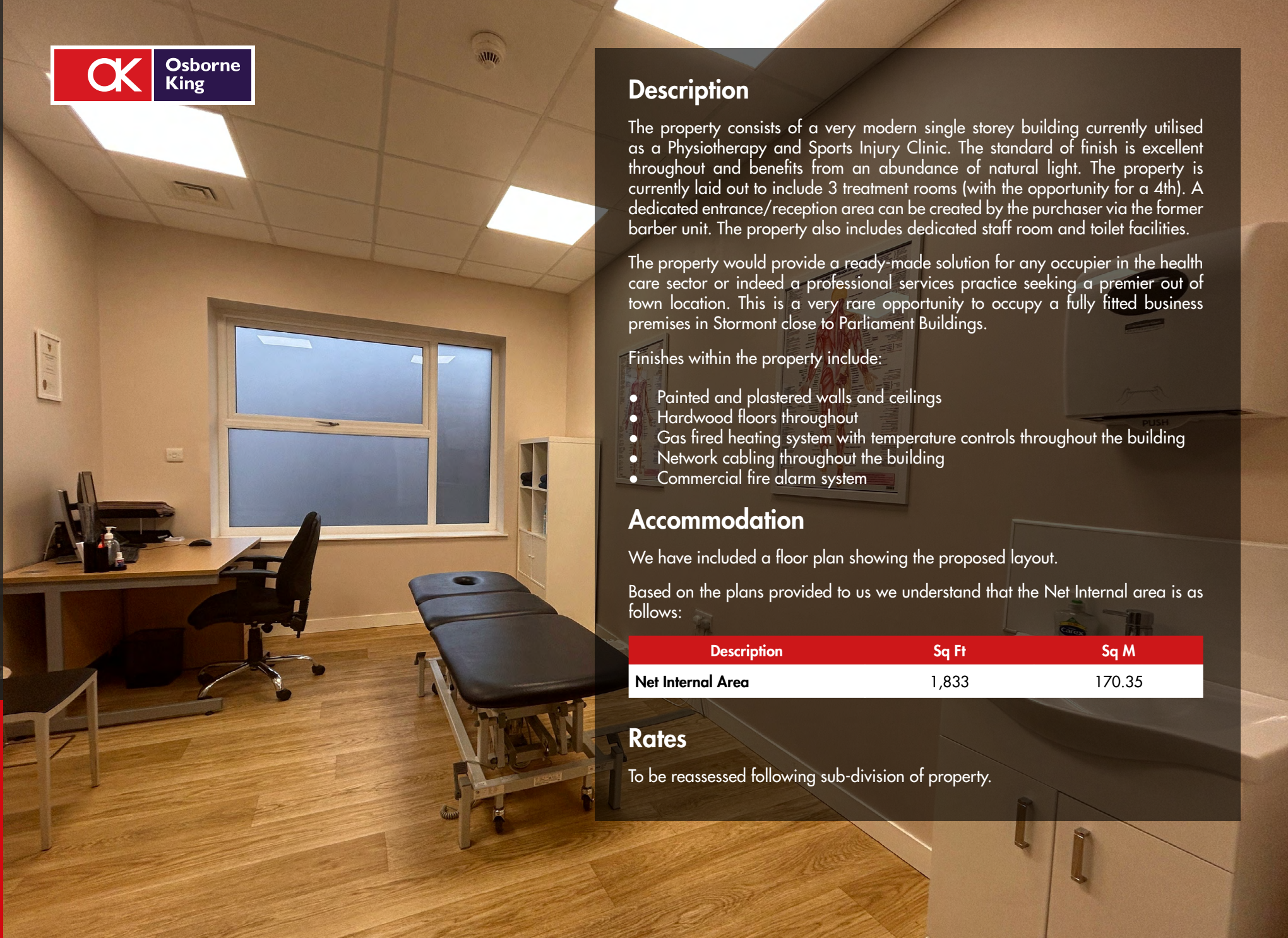


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## Description

The property consists of a very modern single storey building currently utilised as a Physiotherapy and Sports Injury Clinic. The standard of finish is excellent throughout and benefits from an abundance of natural light. The property is currently laid out to include 3 treatment rooms (with the opportunity for a 4th). A dedicated entrance/reception area can be created by the purchaser via the former barber unit. The property also includes dedicated staff room and toilet facilities.

The property would provide a ready-made solution for any occupier in the health care sector or indeed a professional services practice seeking a premier out of town location. This is a very rare opportunity to occupy a fully fitted business premises in Stormont close to Parliament Buildings.

Finishes within the property include:

- Painted and plastered walls and ceilings
- Hardwood floors throughout
- Gas fired heating system with temperature controls throughout the building
- Network cabling throughout the building
- Commercial fire alarm system

## Accommodation

We have included a floor plan showing the proposed layout.

Based on the plans provided to us we understand that the Net Internal area is as follows:

Description	Sq Ft	Sq M
Net Internal Area	1,833	170.35

## Rates

To be reassessed following sub-division of property.

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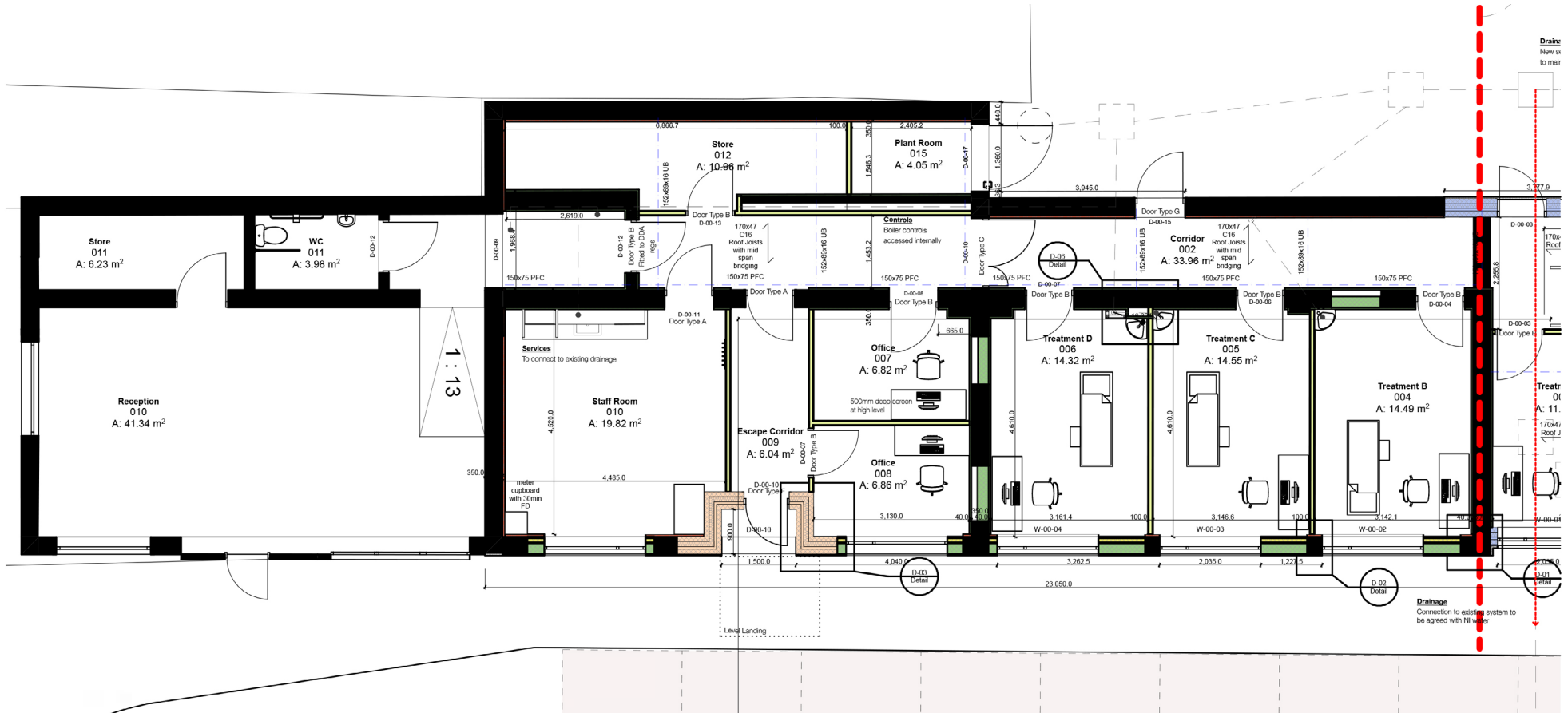
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# Proposed Ground Floor

Indicative plan



Proposed Ground Floor 1:100

**Note -** Existing office area could be converted into a 4th treatment room.  
Reception area can be created via former barber unit.

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### VAT

All prices quoted are exclusive and therefore may be liable to 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.

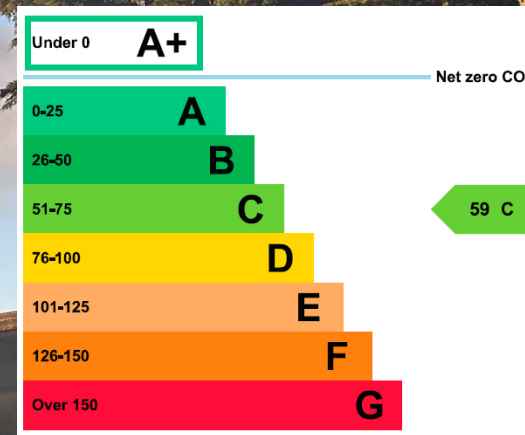
### Guide Price

Offers in excess of £395,000 exc. VAT.

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EPC



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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/ukxi/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.

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