



Osborne  
King

FITTED MEDICAL PRACTICE, STORMONT AREA OF BELFAST  
SUMMERHILL AVENUE, BT5 7HD

NO VAT

PROPERTY

LOCATION

DESCRIPTION

GALLERY

FLOOR PLAN

SALE DETAILS

CONTACT

FOR SALE

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



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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.

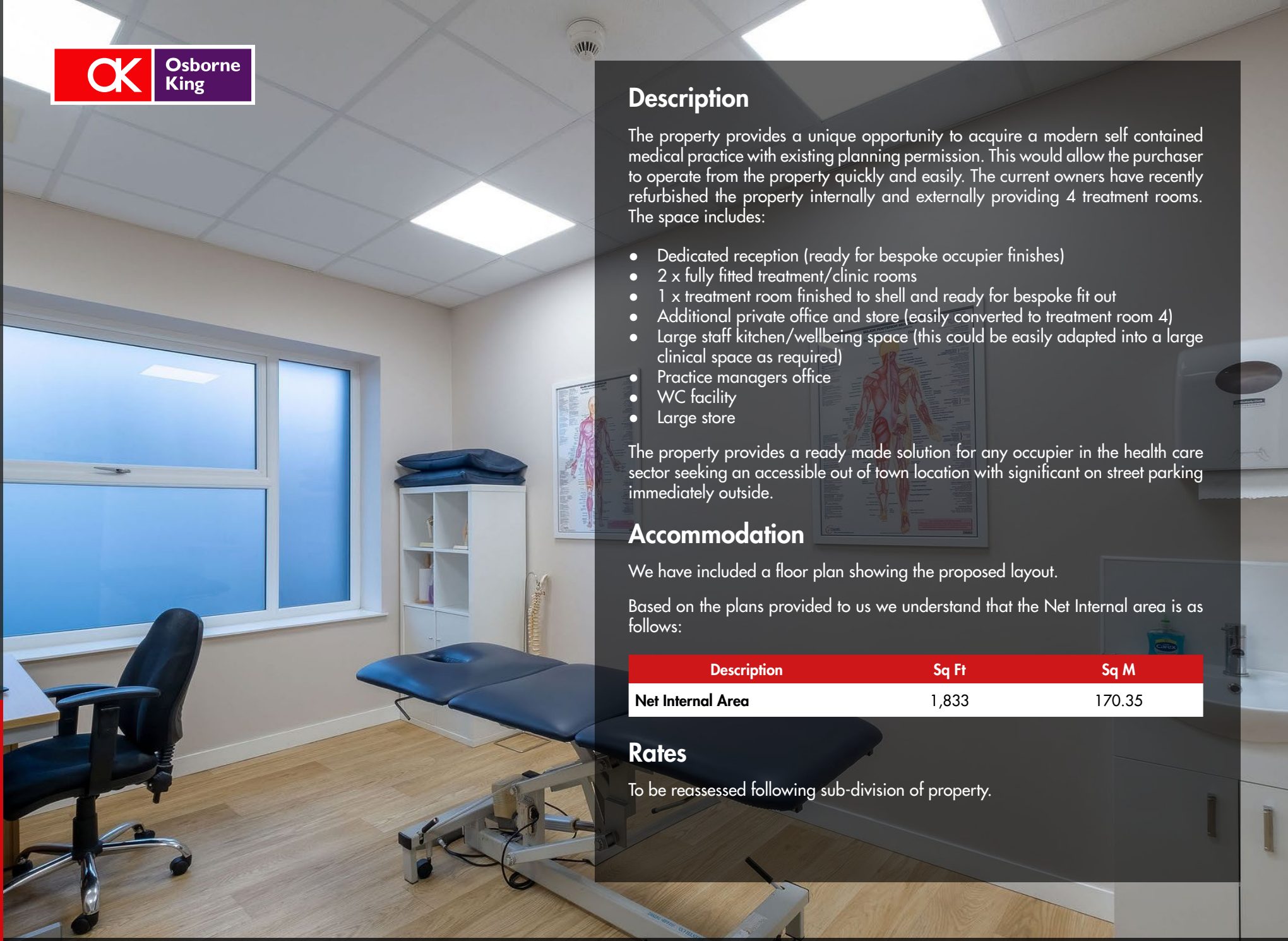


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## Description

The property provides a unique opportunity to acquire a modern self contained medical practice with existing planning permission. This would allow the purchaser to operate from the property quickly and easily. The current owners have recently refurbished the property internally and externally providing 4 treatment rooms. The space includes:

- Dedicated reception (ready for bespoke occupier finishes)
- 2 x fully fitted treatment/clinic rooms
- 1 x treatment room finished to shell and ready for bespoke fit out
- Additional private office and store (easily converted to treatment room 4)
- Large staff kitchen/wellbeing space (this could be easily adapted into a large clinical space as required)
- Practice managers office
- WC facility
- Large store

The property provides a ready made solution for any occupier in the health care sector seeking an accessible out of town location with significant on street parking immediately outside.

## 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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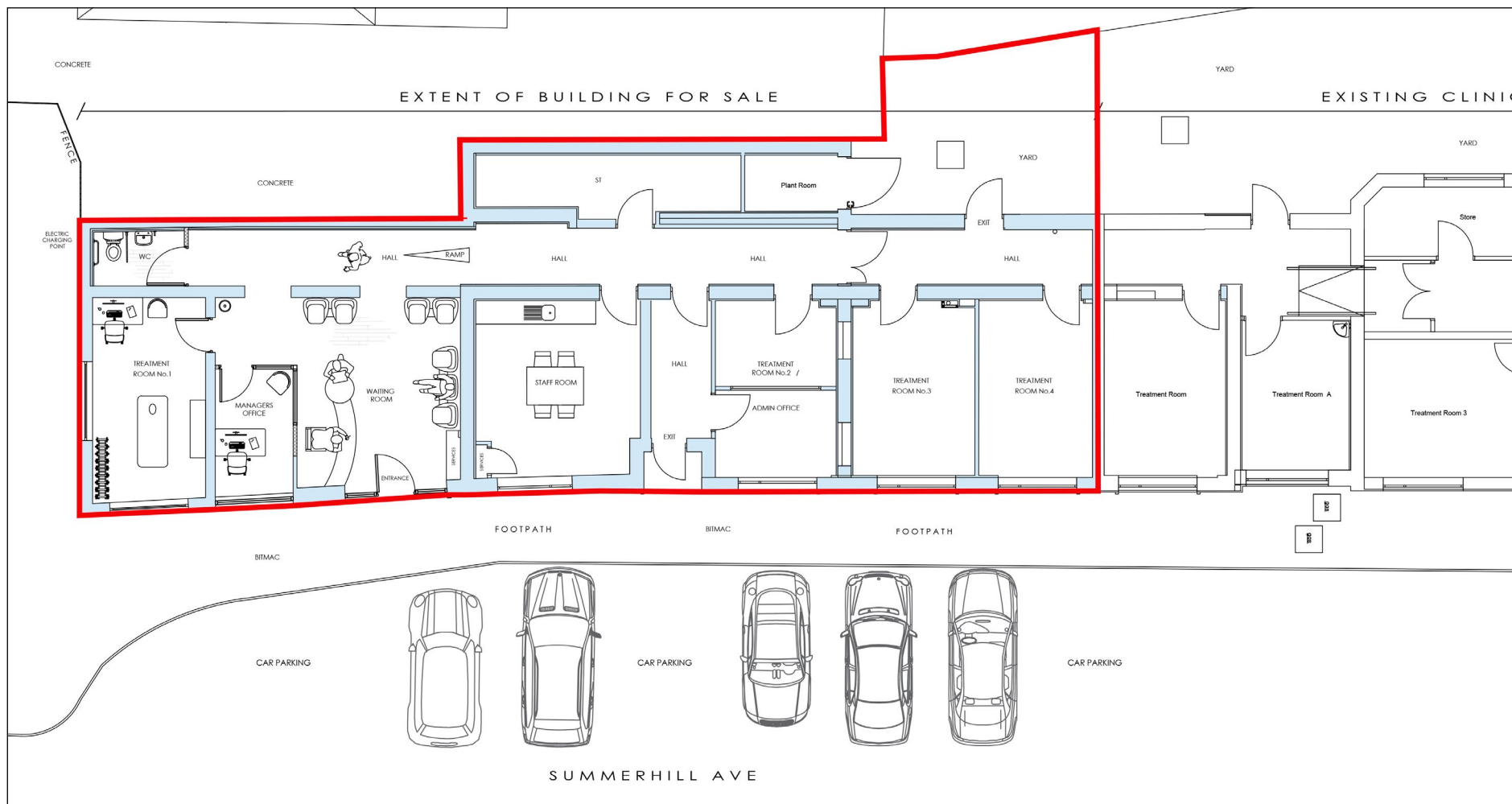
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# Ground Floor Plan



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### VAT

We have been advised by our client that the property is not registered for VAT and therefore VAT will not be payable on the purchase price.

### Anti-Money Laundering

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

### Guide Price

Offers in excess of £450,000 exc.

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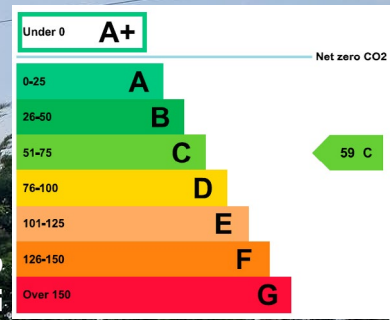
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EPC



PROPERTY  
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GALLERY  
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SALE DETAILS  
CONTACT

FOR SALE

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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.

**MISREPRESENTATION ACT 1967**

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