



Osborne
King

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

NO VAT

PROPERTY

LOCATION

DESCRIPTION

GALLERY

FLOOR PLAN

SALE DETAILS

CONTACT

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

FOR SALE



Part of the
Savills Group



FOR SALE

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



Part of the Savills Group

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.



- PROPERTY
- LOCATION
- DESCRIPTION
- GALLERY
- FLOOR PLAN
- SALE DETAILS
- CONTACT



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

FOR SALE



Part of the Savills Group



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.

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.



Part of the Savills Group



PROPERTY

LOCATION

DESCRIPTION

GALLERY

FLOOR PLAN

SALE DETAILS

CONTACT

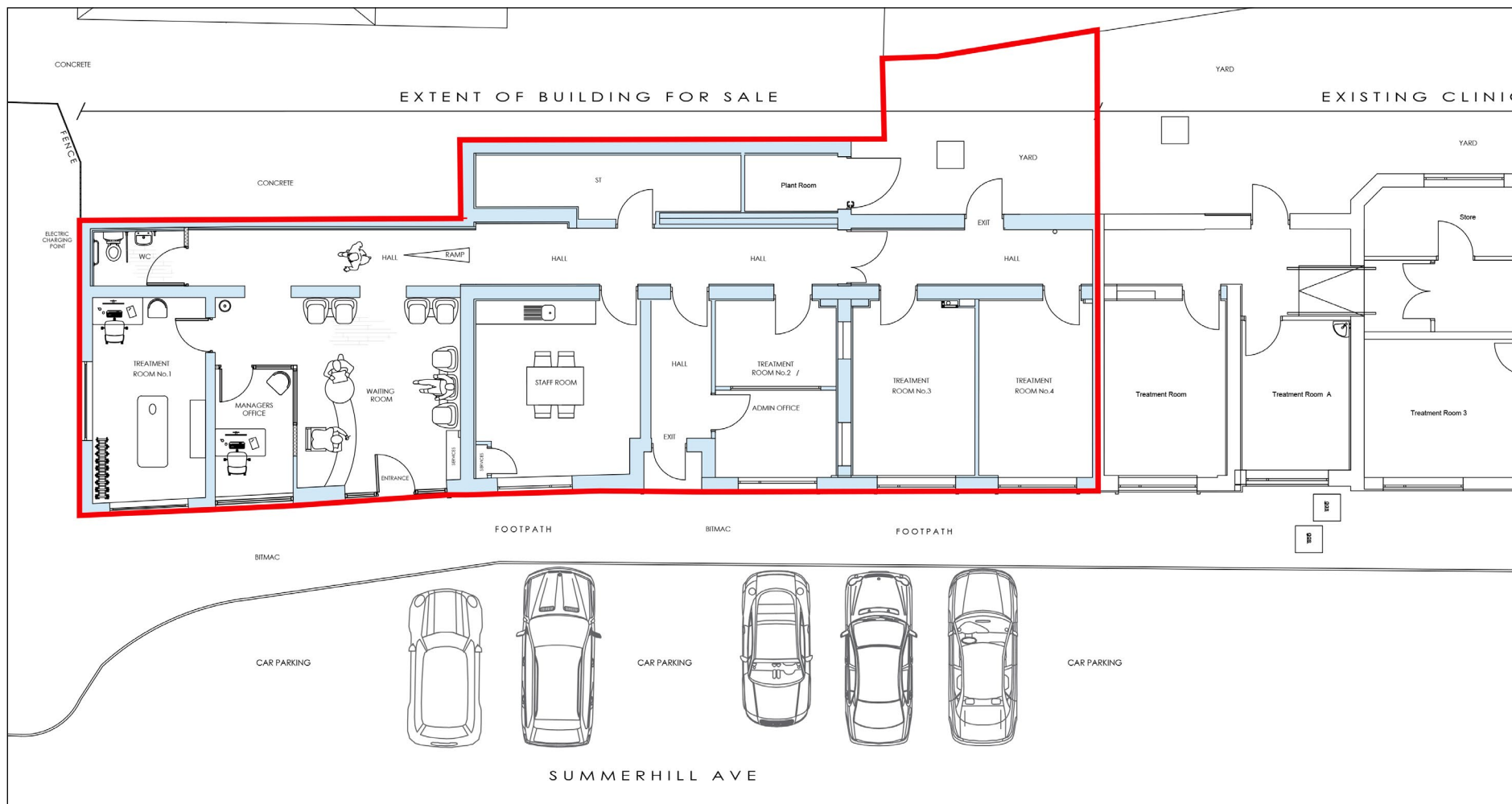
MAY BE SUITABLE FOR USES SUCH AS PRIVATE GP PRACTICE, CONSULTING ROOMS, CLINIC ETC.

FOR SALE



Part of the Savills Group

Ground Floor Plan



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.



Part of the Savills Group



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 £395,000 exc.

- PROPERTY
- LOCATION
- DESCRIPTION
- GALLERY
- FLOOR PLAN
- SALE DETAILS
- CONTACT

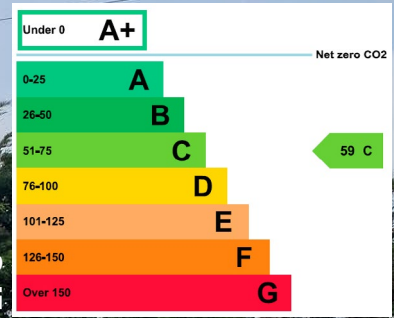
MAY BE SUITABLE FOR USES SUCH AS PRIVATE GP PRACTICE, CONSULTING ROOMS, CLINIC ETC.



Part of the Savills Group



EPC



PROPERTY
LOCATION
DESCRIPTION
GALLERY
FLOOR PLAN
SALE DETAILS
CONTACT

FOR SALE

RICHARD McCAIG: 📞 028 9027 0034 📠 079 0352 5280 ✉️ richard.mccaig@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD

📞 028 9027 0000 ✉️ property@osborneking.com 🌐 www.osborneking.com 📄 📱 📺

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

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.