



Instinctive  
Excellence  
in Property.

# For Sale

Investment/Potential Development Opportunity  
c. 0.16 acres (0.06 hectares)

28 School Road  
Newtownbreda  
Belfast  
BT8 6BT

INVESTMENT/DEVELOPMENT

TENANT  
UNAFFECTED

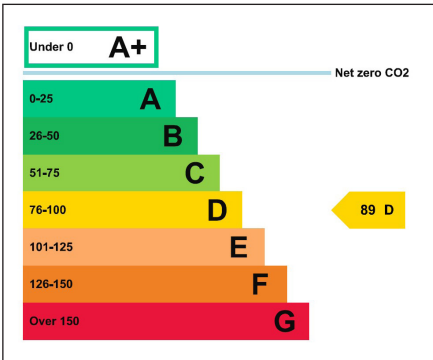


# For Sale

**Investment/Potential Development Opportunity**  
c. 0.16 acres (0.06 hectares)

28 School Road  
Newtownbreda  
Belfast  
BT8 6BT

## INVESTMENT/DEVELOPMENT



## Location

The property is located on School Road, just off the Saintfield Road in Newtownbreda (c. 4.8 miles from Belfast city centre and 0.6 miles from Lesley Forestside). The Saintfield Road is one of the main arterial routes leading from Belfast city centre towards Carryduff and Ballynahinch.

The property benefits from a high level of accessibility with ease of access onto the A55 Ring Road and public transport bus links. The immediate area comprises high density housing with a number of commercial and community uses, to include the Mencap Centre and Ashvale Day Nursery.

## Description

The property which comprises a traditional red brick former church hall, sits on a triangular shaped site and provides an opportunity to acquire an income producing asset, offering a range of redevelopment opportunities, subject to necessary consents.

The property has been converted to provide office accommodation arranged over ground and first floor. The accommodation benefits from an open plan office with separate office/meeting rooms and ancillary staff accommodation. The finish of the premises includes:

- Feature exposed steel cambered trusses with sound insulation panels to ceilings
- Carpet flooring throughout
- Painted/ Plastered walls
- Gas fired central heating
- Double glazing throughout
- Installed alarm and CCTV
- On-site parking
- WC/kitchen facilities

## Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	1,867	173.4
First Floor	178	16.5
<b>Total</b>	<b>2,045</b>	<b>189.9</b>

Description	Acres	Hectares
Land Area (approx)	0.16	0.06

## Sale Price

**Sale Price:** £395,000 exclusive

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

## Current Tenancy

**Tenant:** Mifinity UK Limited  
**Term:** 3 years 10 months from 1 February 2022  
**Passing Rent:** £22,000 per annum exclusive  
**Repairs:** Internal repairing only but internal and external decorating

## Rates

We have been advised by the Land and Property Services of the following rating information:

**Net Annual Value:** £16,800  
**Rate in the £ for 2023/2024:** £0.526146  
**Estimated rates payable:** £8,839.25

## Planning

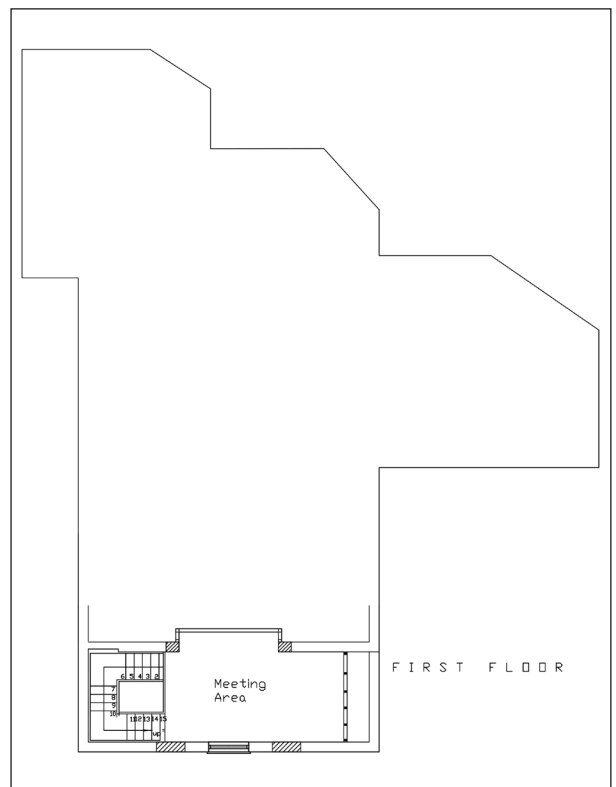
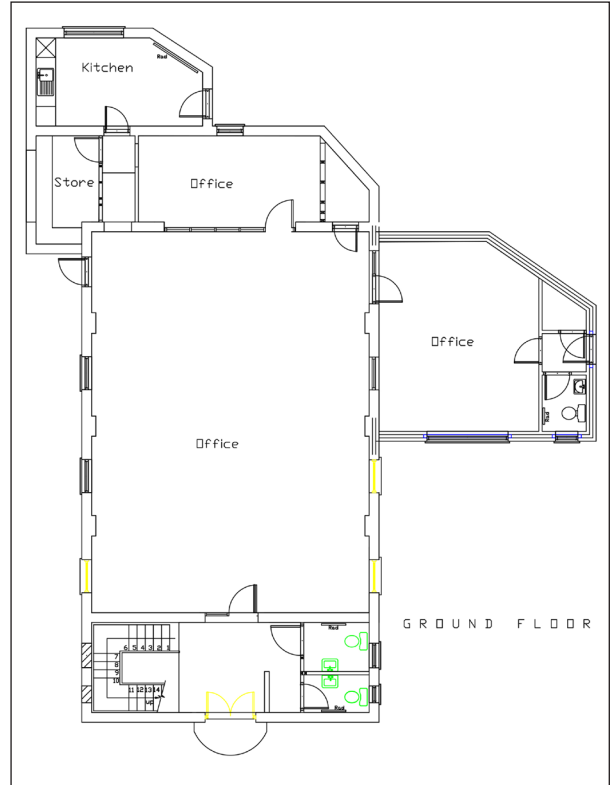
The property is located within the development limits of Castlereagh as defined under both the Belfast Urban Area Plan 2001 and draft BMAP 2015, undesignated as "White Land". The site would be suitable for a variety of uses. Subject to any necessary consents and approvals. Interested parties are advised to make their own enquiries directly with the local Planning Office.

## Covenant Information

Mifinity is a global payments provider, regulated by the Financial Conduct Authority. For the year ending 31 December 2022, Mifinity reported a turnover of £5,397,214 and a net worth of £2,125,307 (Source: Experian Ltd).

## 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.





FOR IDENTIFICATION PURPOSES ONLY



STEPHEN BOYD: 📞 028 9027 0035 📠 079 0848 4209 ✉ [stephen.boyd@osborneking.com](mailto:stephen.boyd@osborneking.com)

KYLE McCOMISKEY: 📞 028 9027 0012 📠 077 3081 1885 ✉ [kyle.mccomiskey@osborneking.com](mailto:kyle.mccomiskey@osborneking.com)

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

📞 028 9027 0000 ✉ [property@osborneking.com](mailto:property@osborneking.com) 🌐 [www.osborneking.com](http://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/uk/si/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. **Note:** Under the terms of the Estate Agents Act 1979, we are required to disclose to proposed purchasers that an employee of Osborne King has a personal interest in the property.