



**Instinctive  
Excellence  
in Property.**

# For Sale

**Former Bank Premises  
3,335 sq ft (309.84 sq m)**

520 Upper Newtownards Road  
Belfast  
Co. Antrim  
BT4 3HD

**OFFICE**



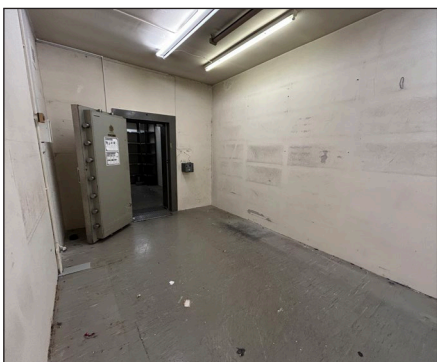
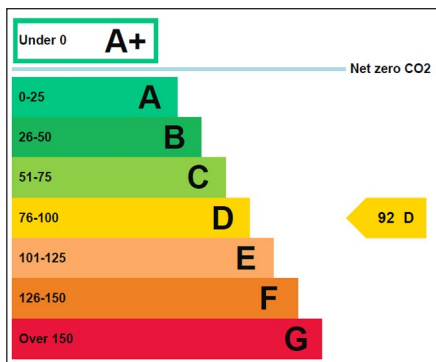
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## Former Bank Premises 3,335 sq ft (309.84 sq m)

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Road  
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### EPC



### Location

The subject property occupies a prominent position in close proximity to the junction of Upper Newtownards Road and Knock Road, c. 5km east of Belfast City Centre.

This junction is a major interchange in East Belfast and as such the subject benefits from a highly visible frontage to both the Upper Newtownards Roads and Hawthornden Way.

Neighbouring occupiers include S D Bells Coffee Shop, Knock Medical Centre, and Boots Pharmacy.

### Description

The subject property comprises a single storey building with a brick glazed façade situated in a prominent position at the junction of Upper Newtownards Road and Knock Road.

Internally the ground floor comprises a Banking Hall which is finished to a good standard and is bright and modern throughout. The building also has an additional office and open plan staff room area to the rear. Internal finishes include; carpeted and tile flooring, suspended ceilings, recessed LED lighting, perimeter trunking, double-glazed windows, and dual automatic security doors.

The property benefits from being located next to a public car park, accessible from Wandsworth Road. Additionally, it may also be suitable for redevelopment, subject to planning approval and necessary statutory consents.

### 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
<b>Ground Floor</b>		
Banking Hall	1,782	165.55
Interview Offices	414	38.46
Office Area	578	53.70
Office Till	40	3.72
Book Room	219	20.35
Strong Room	108	10.03
Staff Room	161	14.96
Store	33	3.07
<b>Total NIA</b>	<b>3,335</b>	<b>309.84</b>

### Rates

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

**Net Annual Value:** £27,100  
**Rate in the £ for 2024/2025:** £0.599362  
**Estimated rates payable:** £16,242.71

### Title

We understand the property is held by way of a Fee Farm Grant. Further information is available from our clients solicitors:

Johnsons Solicitors, 50/56 Wellington Place, Belfast, BT1 6GF

**Contact:** David Holley  
**Telephone:** 028 9024 0183  
**Email:** david.holley@johnsonslaw.co.uk

## VAT

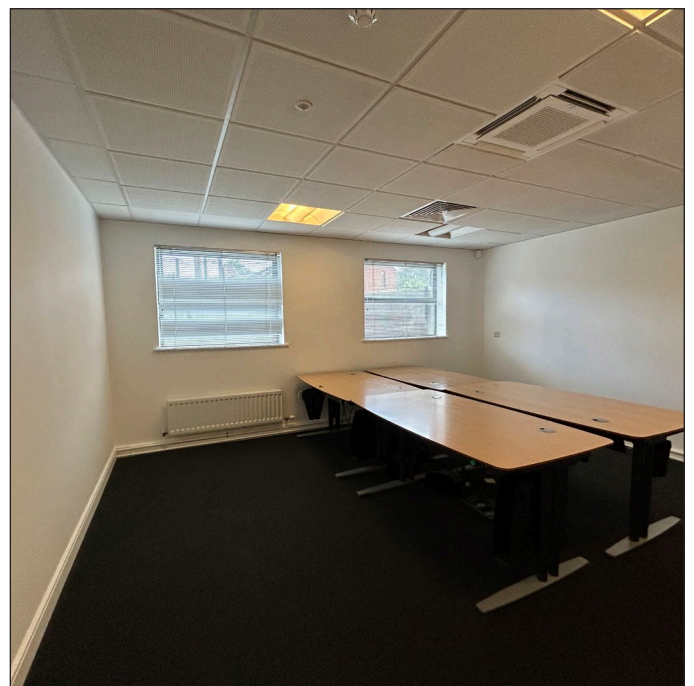
We understand the property is not elected for VAT. Solicitors to confirm.

## Guide Price

We have been instructed to seek offers in the region of £435,000 exclusive.

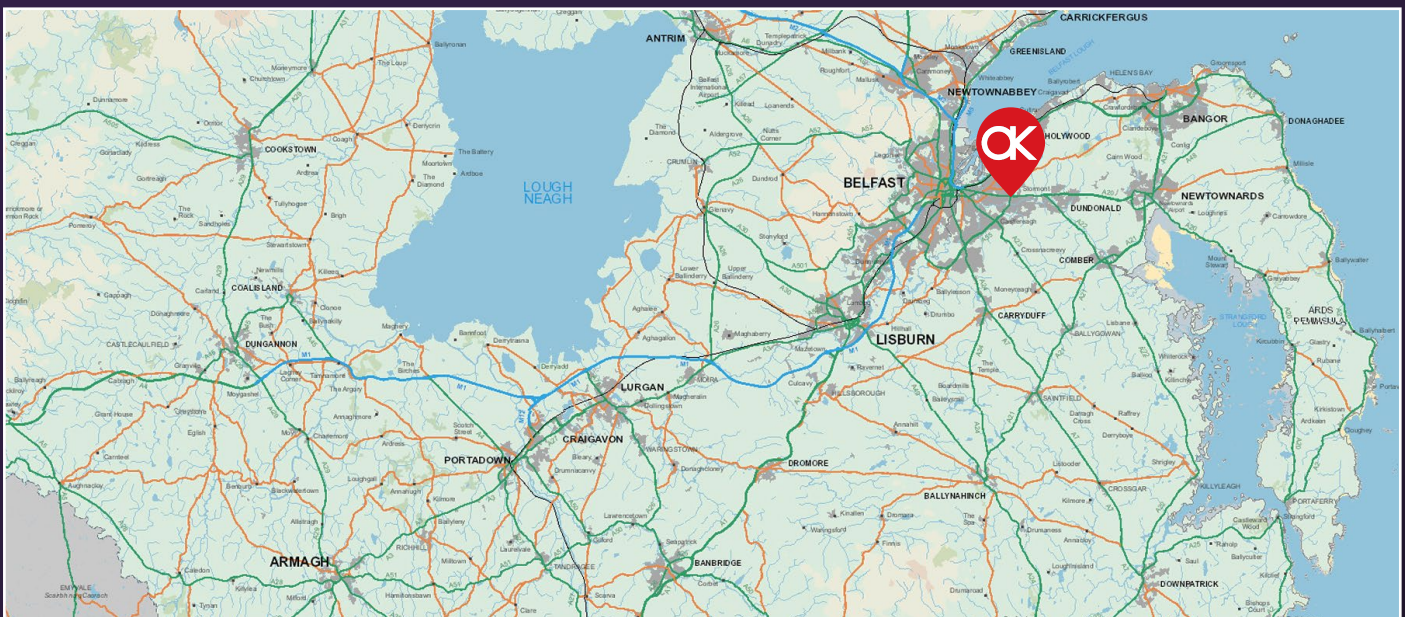
## Anti-Money Laundering

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



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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/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.