

**FOR SALE**

**Former Ballymacarrett Masonic Hall, 197 Newtownards Road, Belfast BT4 1AD**

PRIME REDEVELOPMENT / REFURBISHMENT OPPORTUNITY (STPP) OF CIRCA 19,720 SQFT ON PLOT OF CIRCA 0.2 AC

**Lisney**

COMMERCIAL REAL ESTATE



## FEATURES

Prominent & imposing building on a major arterial road, the Lower Newtownards Road

Building of c.19,720 sqft (gross internal area)

Total plot of circa 0.2 acres

Situated at the junction of Newtownards Road, Parker Street and McMaster Street

### LOCATION

The subject property is situated in East Belfast on the Lower Newtownards Road, at the junction of McMaster Street and Parker Street.

East Belfast is an extremely popular location for both families and young professionals, with many local amenities including shops, restaurants and bars.

The area benefits from excellent transport links, with the M3 Motorway and Sydenham Bypass just 0.8 miles away and a number of Bus and Glider services within walking distance.

Connswater Shopping Centre & Retail Park, Tesco Knocknagoney, Ballyhackamore and the Comber Greenway are located nearby.

### DESCRIPTION

The subject property comprises of an imposing three storey detached property constructed around 1910–1920.

The property could continue in its existing use however, subject to obtaining the relevant planning consents, there is obvious potential for redevelopment/ refurbishment to accommodate a range of commercial or residential uses.

Internally, the building comprises of the following:

- A number of expansive meeting halls across the three floors
- A number of ante rooms
- Several private meeting rooms
- Changing rooms / locker areas
- A large catering sized kitchen
- A bar/lounge on ground floor
- Male & female bathrooms on each floor

The building has a central staircase and passenger lift, along with a rear staircase.



## PLANNING

### Listed Buildings Status

From a review of the Listed Buildings Database, we note the building is not Listed.

### Planning Applications

From a review of Planning NI, there are no live or historic planning applications on the property.

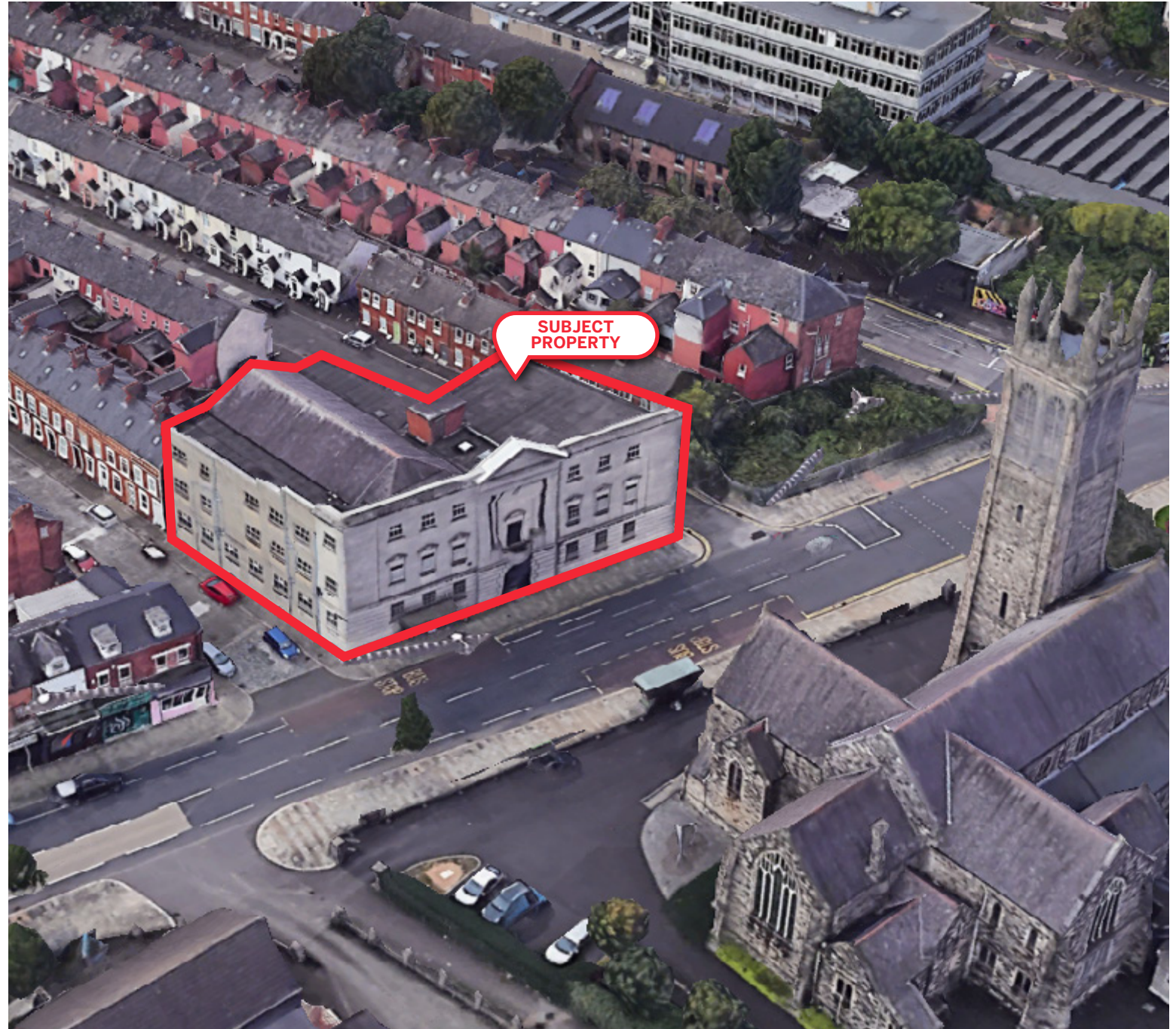
### Conservation Area

Following a review of the local areas plans, we note that the building is located within the McMaster Street Conservation Area. We understand this area has been designated as a Conservation Area as McMaster Street represents the only late Victorian Terrace which remains in reasonable original condition in Belfast.

The Guidance for this Conservation Area is:

- To protect and enhance the character of the McMaster Street Conservation Area by encouraging the retention, rehabilitation and reuse of existing buildings where possible.
- To accommodate change in a manner that respects the essential character and appearance of the Conservation Area.
- To safeguard the fabric of Listed Buildings from neglect and decay.

*Property outline for indicative purposes only*





### **ACCOMMODATION**

We understand the building measures approximately 19,720 sqft (1,832 sqm). The footprint of the total site is circa 0.2 ac.

### **TITLE**

A combination of freehold and long leasehold.

### **RATES PAYABLE**

From a review of Land & Property Services website, we understand the rates to be as below:

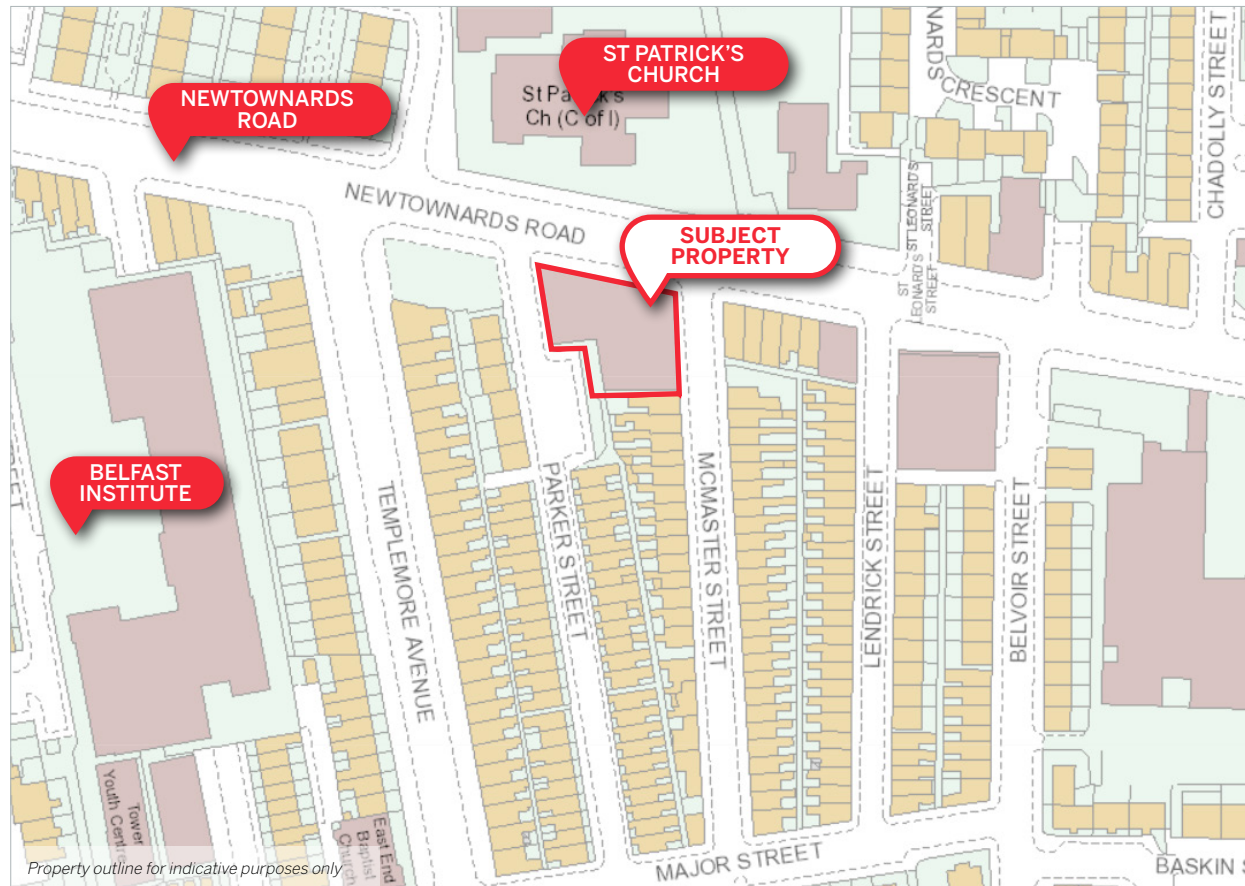
NAV:	£67,500
Rates Poundage 2024/25:	0.599362
Rates Payable:	£40,457

### **GUIDE PRICE**

Offers invited



## LOCATION



## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## STAMP DUTY

Stamp duty will be the liability of the purchaser.

## EPC

The property has an Energy Efficiency rating of E 109. The full Certificate can be made available upon request.

SCORE	ENERGY RATING	RATING
<0	<b>A+</b> <small>Net zero CO<sub>2</sub> emissions</small>	
0-25	<b>A</b>	
26-50	<b>B</b>	
51-75	<b>C</b>	
76-100	<b>D</b>	
101-125	<b>E</b>	109 E
126-150	<b>F</b>	
>150	<b>G</b>	

## 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 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. 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 Lisney. 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.

REF 23632

# Lisney

COMMERCIAL REAL ESTATE

### For further information:

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Viewing strictly by appointment with the sole selling agent Lisney

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