

**EXPRESSION OF INTEREST – Former Residential Quarters and Administration Centre  
at Holy Cross Church, 432 Crumlin Road, Ardoyne, Belfast, BT14 7GE**

**Unique Commercial / Residential Opportunity Suitable for a Wide Range of Uses (Subject to all the necessary consents)**





## Features

- Former residential quarters / administration centre for Holy Cross Church.
- Imposing landmark 3-storey building with listed status.
- Premises extend to approximately 14,000 sq ft across all 3 floors.
- Private gardens and potential on-site car parking available.
- Suitable for a wide range commercial and residential uses subject to obtaining full planning permission and all necessary statutory consents.
- Situated within the Holy Cross Church complex occupying a highly prominent site accessed from Woodvale Road in North Belfast.
- Well-connected with public transport and convenient to Belfast City Centre which is only 2.5 miles away.
- The building benefits from superb aspects over the city from its elevated site.

## Description

The church was originally built in 1869 followed by the monastery in 1881.

The property comprises a 3-storey former retreat residential facility and administration centre for Holy Cross Church. Internally, there are a number of meeting rooms and communal areas on the ground floor with bedroom / living accommodation on the upper floors.

The building has not been occupied for approximately 10 years and would require significant capital expenditure to bring the property back into beneficial use in a modern commercial context. In total, we understand the building extends to over 14,000 sq ft across ground, first and second floors.



Approximately 14,000 sq ft 3-storey premises with **Grade B1** listing.



Well located in a densely populated area of North Belfast only 3 miles from Belfast City Centre. Proposals sought from a range of commercial / residential end users.



It is anticipated that the end user will absorb the cost of restoring the building for their particular use and this should be built into any proposals.



## Location

The subject property is located between the Crumlin Road and Woodvale Road, approximately 2.5 miles from Belfast City Centre.

Land use in the surrounding area is predominantly high density residential albeit there is a range of commercial users/occupiers on the main roads including some high profile occupiers such as Lidl, Screwfix, JD Gyms, Starbucks, Home Bargains and Bradley Manor Care Home.

Location	Distance
Belfast City Centre	2.5 miles
Belfast International Airport	13 miles
Belfast City Airport	5.5 miles
Belfast Ferry Terminal	2.7 miles
Westlink / M2 Motorway Junction	2.2 miles
Belfast Castle / Cavehill Country Park	3.7 miles

## Listed Status

The property is Grade B1 listed, and we understand that the property was constructed around 1881.

## Objective

We are offering the property to the market to attract a new use / occupier with the objective of bringing the property back into a beneficial use for the local area and its community.

Obviously, this will require substantial private sector investment and as a result this will be taken into consideration as part of any financial proposal to acquire the property. Under offer with a short or long leasehold title.

The use will have to be complimentary to the existing community / church uses adjacent. This will be a major consideration for the current owner.

## Rates

The building has a current rateable value of £36,900. The rates liability will be reassessed for a new user and will be the responsibility of the occupier. No vacant rates liability due in B1 listed status of building.

## Insurance

Building insurance will be the responsibility of the successful bidder/occupier.

## Estate Charge

The successful party will be liable for a fair proportion of the general estate charge attributable to looking after the entire Holy Cross complex.

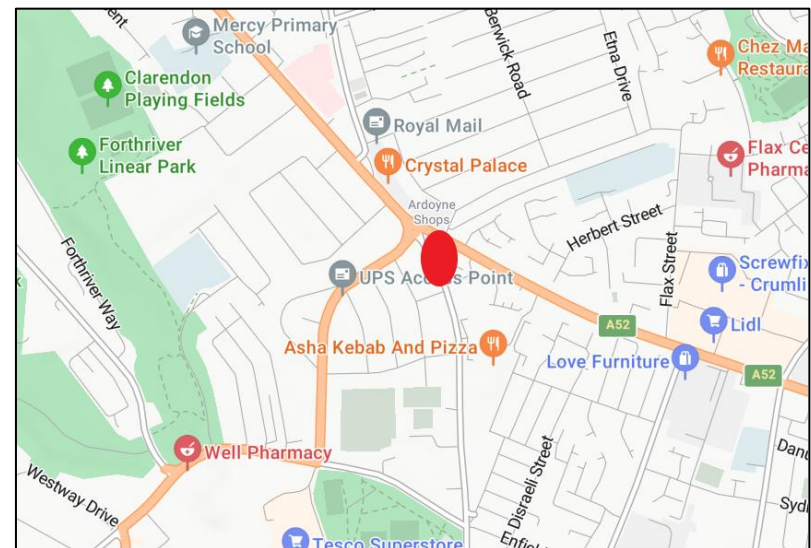
## Submission of Expressions of Interest

All expressions of interest are to be returned by **5pm on Friday 31<sup>st</sup> January 2025** to by email to the following address(s) or in hard copy to the offices of Avison Young or McMillan McClure.

[gavin.weir@avisonyoung.com](mailto:gavin.weir@avisonyoung.com)

[jim@mcmullanmcclure.com](mailto:jim@mcmullanmcclure.com)

1. Your envelope/package and email must be marked 'Holy Cross Retreat'.
2. Bid submitted to any other location or directly to the vendor will not be accepted and will be rejected from the process.
3. Expressions of interest must be received in accordance with the methods detailed within this document.
4. Please ensure you have enclosed all material relevant to the proposal together with any financial credentials.
5. All bids must be returned by email or hardcopy providing at least 2 copies.
6. The onus is on you, the bidder, to ensure fully completed bids are received at the details above before the time and date specified.
7. The vendor is not bound to accept the highest or indeed any proposal made.
8. Late bids will not be accepted.
9. The Vendor cannot accept responsibility for any delays or costs involved in submitting your proposal.
10. The owner reserves the right to withdraw from this process at any stage and deal privately with any individual party.







## Submission Contacts

**There is no prescribed format in which submissions are to be provided.**

Instead, Interested parties are encouraged to address the following issues in their own format :-

- Acquiring entity details.
- Proposed transaction structure (freehold, long leasehold or short lease).
- Confirmation of entity's financial standing.
- Any relevant proof of funds.
- Proposed use with details of planning requirements.
- Timescale for development, acquisition or occupation.
- Neighbourhood / community enhancement credentials.
- Background on key personnel.
- Details on professional / advisory team.

## Clawback Provision

There may be an appropriate provision in the contract to provide for the vendor to benefit from any future profit within a certain time period.

## Title

The preference is that the property will be disposed on a long leasehold title with a number of restrictive covenants. Consideration may be given to a short term 5-15-year lease.

## VAT

All prices and rentals quoted are exclusive of, and may be subject to VAT.

## Stamp Duty

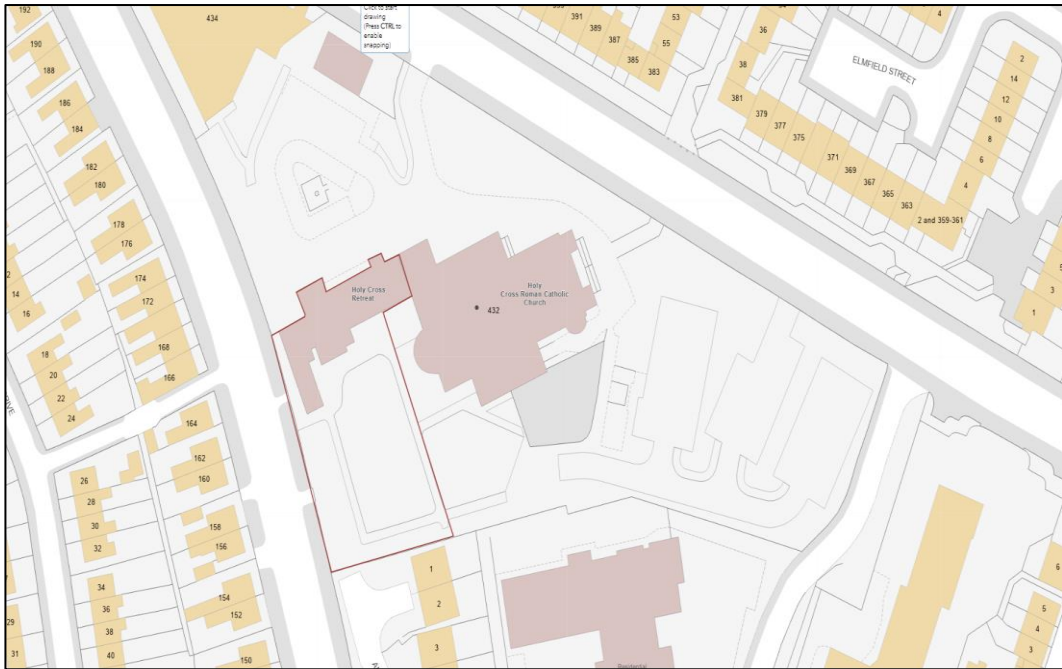
All prices and outgoings are exclusive of but may be liable for Stamp Duty. This will be the responsibility of the successful party.





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# To find out more, please contact:

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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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