

# For Sale

A prestigious redevelopment opportunity in a sought after location  
**Former Good Shepherd Centre, Carolan Road  
& Ormeau Road, Belfast BT7 3GS**



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# For Sale Former Good Shepherd Centre, Carolan Road & Ormeau Road, Belfast BT7 3GS



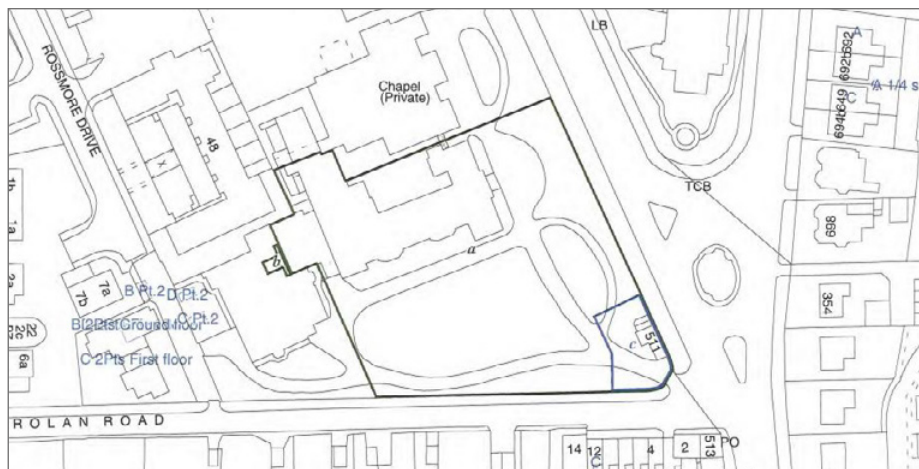
## Property Highlights

- Former Good Shepherd Centre on site of 1.3 acres approx.
- Planning approved for offices and new access onto Ormeau Rd
- An excellent opportunity in a sought-after location
- Guide Price: Offers over £2.25m exclusive

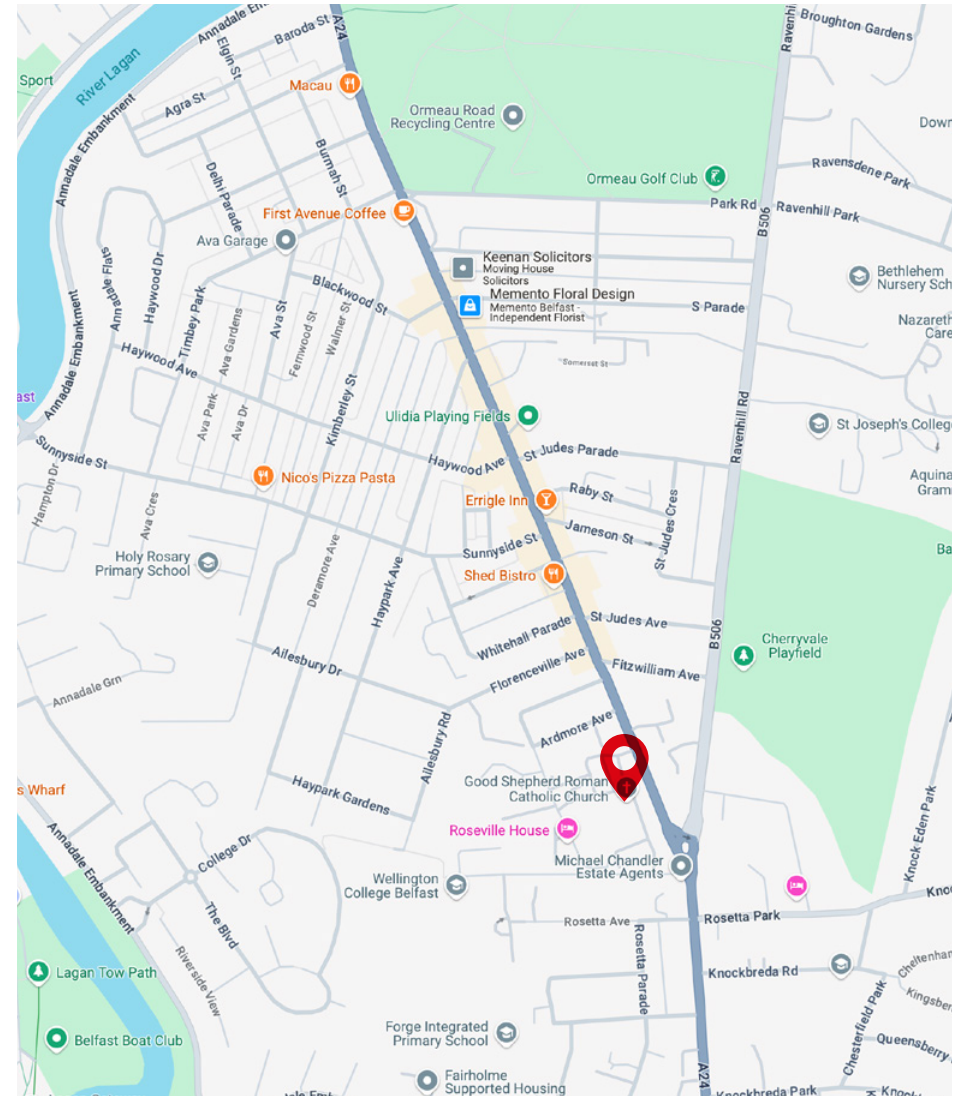
## Location

The Former Good Shepherd Centre is located on the junction of Carolan Road and Ormeau Road, close to the roundabout juncture with the Ravenhill Road, in one of Belfast's most sought-after residential areas. The immediate area benefits from a range of amenities such as a variety of primary & post-primary schools, a wide selection of cafés, restaurants & bars, along with a host of shops along Ormeau Road and the nearby Lesley Forestside Shopping Complex. The Ormeau Road is one of Belfast's best known thoroughfares and benefits from excellent public transport links to both the city centre and the towns located further afield in south east Down.

The area also benefits from a variety of leisure and outdoor spaces to include Ormeau Park, not to mention many scenic walks around the Ormeau, Annadale and Stranmillis embankments.



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## Description

The property occupies a mature tree lined site extending to approximately 1.3 acres and comprises the former Good Shephard Centre, a gate lodge, car parking and landscaped gardens.

The Good Shepherd Centre is arranged over four-storeys and was most recently in use as office accommodation. The building was constructed in the 1850s with the external walls of a solid masonry construction comprising sandstone detailing. The office accommodation is arranged over ground, first and second floors with storage space at the attic level. The accommodation comprises a number of cellular offices, with larger meeting rooms, staff facilities and WCs throughout. The property has previously been heated by way of gas fired central heating system.

The sale includes the Gate Lodge which is leased to the Belfast Buildings Trust for 50 years from 16th February 2009.

Externally the holding occupies an attractive setting overlooking landscaped gardens and the site benefits from car parking for approximately 35 cars. The property is self-contained and is currently accessed from Carolan Road with a recently approved access onto the Ormeau Road.

The main building, gate lodge and boundary walls / pillars are B1 listed. See listings: HB26/01/062 A and HB26/01/004

## Accommodation (All areas are approximate)

The property provides the following approximate net internal areas:

Description	Sq M	Sq Ft
Ground	908	9,774
First	725	7,804
Second	579	6,232
Attic	312	3,358
<b>Total</b>	<b>2,524</b>	<b>27,168</b>



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## Planning

Planning Permission has been approved under LA04/2020/1901/F – Approved 19/12/23 for the internal refurbishment / reconfiguration of existing offices and some alterations and extensions both internally and externally to include a new parking layout and also a new access onto Ormeau Road. A copy of the approvals are available upon request.

The property may be suitable for a variety of uses such as an exclusive apartment development set within mature grounds (Subject to Planning Permission).

## Rates

NAV:  
Main Good Shepherd Building: £113,000\*  
Gate Lodge: £5,100\*  
Rate in £ (24-25): 0.599362

\*The properties should benefit from vacant rates relief due to the listed status of the buildings.

## Sales Details








Guide Price: Offers over £2.25m.  
Title: Understood to be long leasehold / Freehold title.  
Use: The subject will be sold with a covenant restricting the use of the land and buildings for offices / residential use.  
Gate Lodge: The Gate Lodge is currently subject to a 50 year lease from 16th February 2009 to the Belfast Buildings Trust at an annual rent of 5 pence per annum.

## VAT

Please note that all prices, rentals and outgoings are quoted exclusive of VAT, which may be payable at the appropriate rate.










# Existing Ground Floor Plan

Key:	Gross Floor area
	Office / Reception (462 m <sup>2</sup> )
	Amenity (22 m <sup>2</sup> )
	Circulation (323 m <sup>2</sup> )
	Store (27 m <sup>2</sup> )
	Sanitary (19 m <sup>2</sup> )
	Plant (5m <sup>2</sup> )
	Meeting (60 m <sup>2</sup> )



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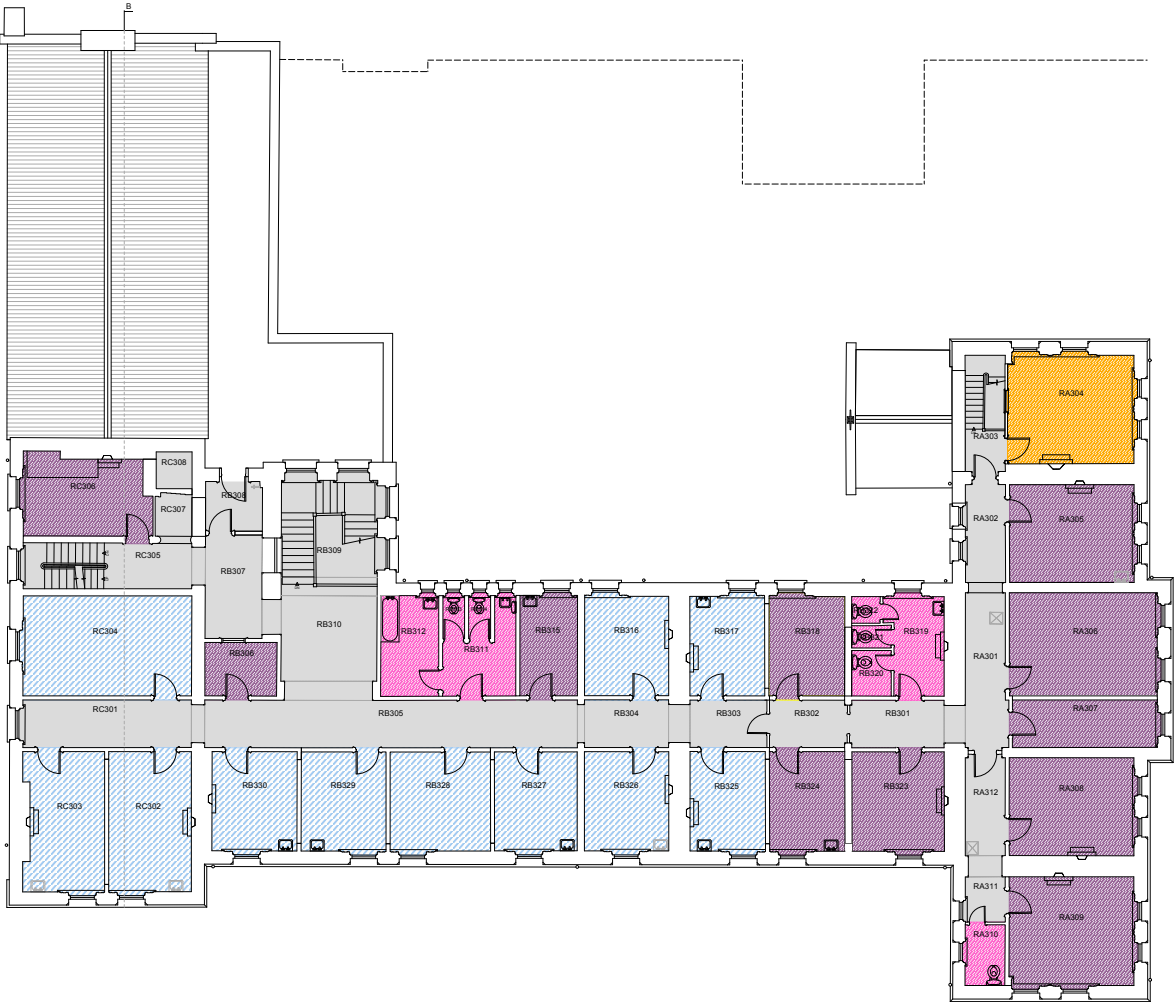
# Existing First Floor Plan

Key:		Gross Floor area
	Office	(379 m <sup>2</sup> )
	Amenity	(28 m <sup>2</sup> )
	Circulation	(230 m <sup>2</sup> )
	Store	(13 m <sup>2</sup> )
	Sanitary	(45 m <sup>2</sup> )
	Plant	(3 m <sup>2</sup> )
	Meeting	(27 m <sup>2</sup> )



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# Existing Second Floor Plan

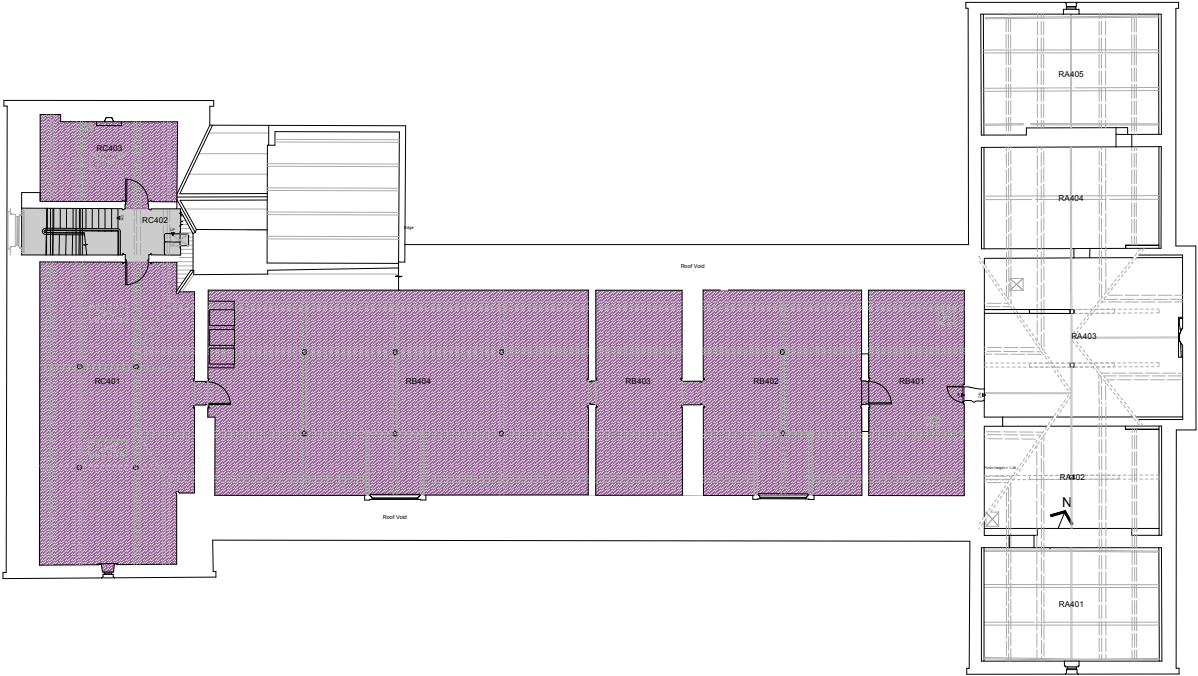


Key:		Gross Floor area
	Office	
	Amenity	
	Circulation	(176 m <sup>2</sup> )
	Store	(166 m <sup>2</sup> )
	Sanitary	(45 m <sup>2</sup> )
	Plant	
	Meeting	(23 m <sup>2</sup> )
	Artist Room	(169 m <sup>2</sup> )

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# Existing Attic Plan

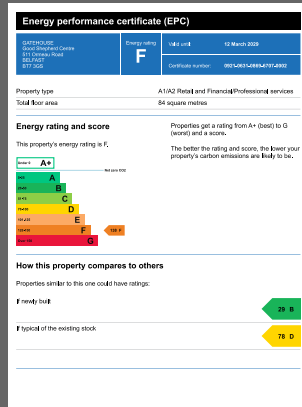
Key:	
	Office
	Amenity
	Circulation (10 m <sup>2</sup> )
	Store (302 m <sup>2</sup> )
	Sanitary
	Plant
	Meeting
	Artist Room



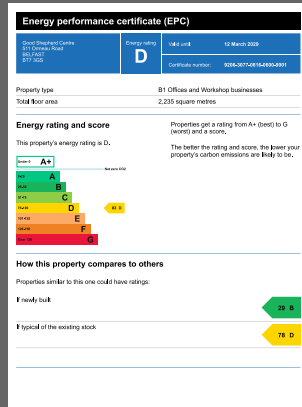
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## EPC



Gatehouse



Good Shepherd Centre

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