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FOR SALE

**St. Pauls Parochial Hall, Islandbawn Street, Belfast,
BT12 7LS**

Former Parochial Hall Extending to c. 3,430 sq ft

LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry

The subject property is located on Islandbawn Street which is just off the Falls Road and c. 1.7 miles from the City Centre. In addition, the property is situated c. 0.3 miles from the Royal Victoria Hospital and in close proximity the Park Centre and Kennedy Centre Shopping Centres.

DESCRIPTION

The subject comprises a two-storey detached former parochial hall situated on a self-contained site. The building is of traditional construction with a red brick exterior and a pitched slated roof.

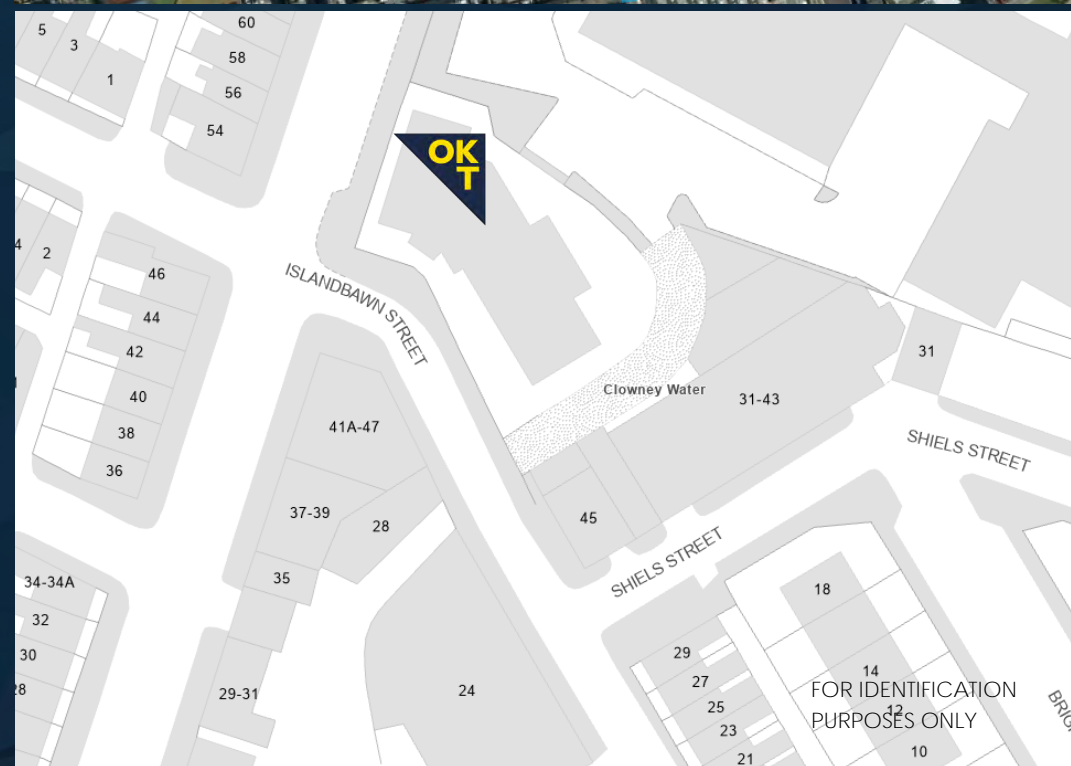
Internally, an impressive double height foyer leads to a double height hall / function space which benefits from good levels of natural light. The ground floor also provides a private office, meeting room, kitchen, and male / female and disabled WC facilities. On the first floor there are two further meeting rooms and a disabled WC. In addition the building benefits from lift access.

Externally the site is paved and laid in grass and surrounded by secure fencing.

The property would be suitable for a variety of uses, subject to any necessary planning consents.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Entrance	c. 39 sq m	424 sq ft
Hall	c. 155 sq m	1,668 sq ft
Stores	c. 13 sq m	143 sq ft
Office	c. 10 sq m	106 sq ft
Meeting Room 1	c. 22 sq m	231 sq ft
Kitchen	c. 10 sq m	105 sq ft
Male WC	-	-
Female WC	-	-
Disabled WC	-	-
FIRST FLOOR		
Meeting Room 2	c. 42 sq m	454 sq ft
Meeting Room 3	c. 28 sq m	299 sq ft
Disabled WC	-	-
TOTAL ACCOMMODATION	c. 319 sq m	3,430 sq ft





St. Pauls Parochial Hall, Islandbawn Street

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SALES DETAILS

PRICE: Offer over £250,000
TITLE: Assumed freehold
VAT: All prices, outgoing etc are exclusive of, but may be subject to VAT.

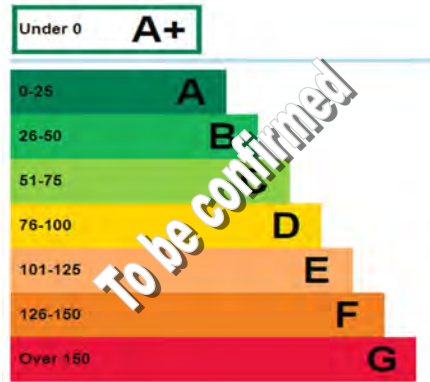
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £10,300.00

Estimated rates payable in accordance with LPS
Website: £6,173.43

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



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 5 years from when you cease to have a contractual relationship with OKT. 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: DIOGF



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

