

**FOR SALE**

# CHARMING MOTEL AND ADJOINING MAISONETTE SET IN ATTRACTIVE GARDENS

OVERDALE MOTEL, 150 BELSIZE ROAD, LISBURN BT27 4DR



Commercial Real Estate  
From every angle





Commercial Real Estate  
From every angle

## FEATURES

Fully operational motel comprising of nine bedrooms and extending to a total area of c.2,928 sqft (272.09 sqm)

Forward bookings secured well into 2026

Adjoining one-bedroom maisonette extending to a total area of c.807 sqft (74.91 sqm)

Total site area of c.0.3 acres (0.12 ha)

Attractive surrounding garden / outdoor seating areas

Seven off-street car parking spaces, accessed via a private driveway directly from Belsize Road

Located c.1.2 miles (1.9 km) to the north of Lisburn city centre

Excellent connectivity, with J3 and J6 of the M1 Motorway both easily accessible

Long standing (c.45 years) business available due to Vendor retirement

Potential to re-purpose property to a range of alternative uses, including a children's day care centre, subject to securing necessary approval

## LOCATION

Occupying a prominent position on the western side of Belsize Road, the property is located c.1.2 miles (1.9 km) to the north of Lisburn city centre.

The property benefits from excellent connectivity, with J3 and J6 of the M1 motorway both easily accessible in a journey time of under 10-minutes by car. Frequent bus services operate along Belsize Road, with nearby stops providing

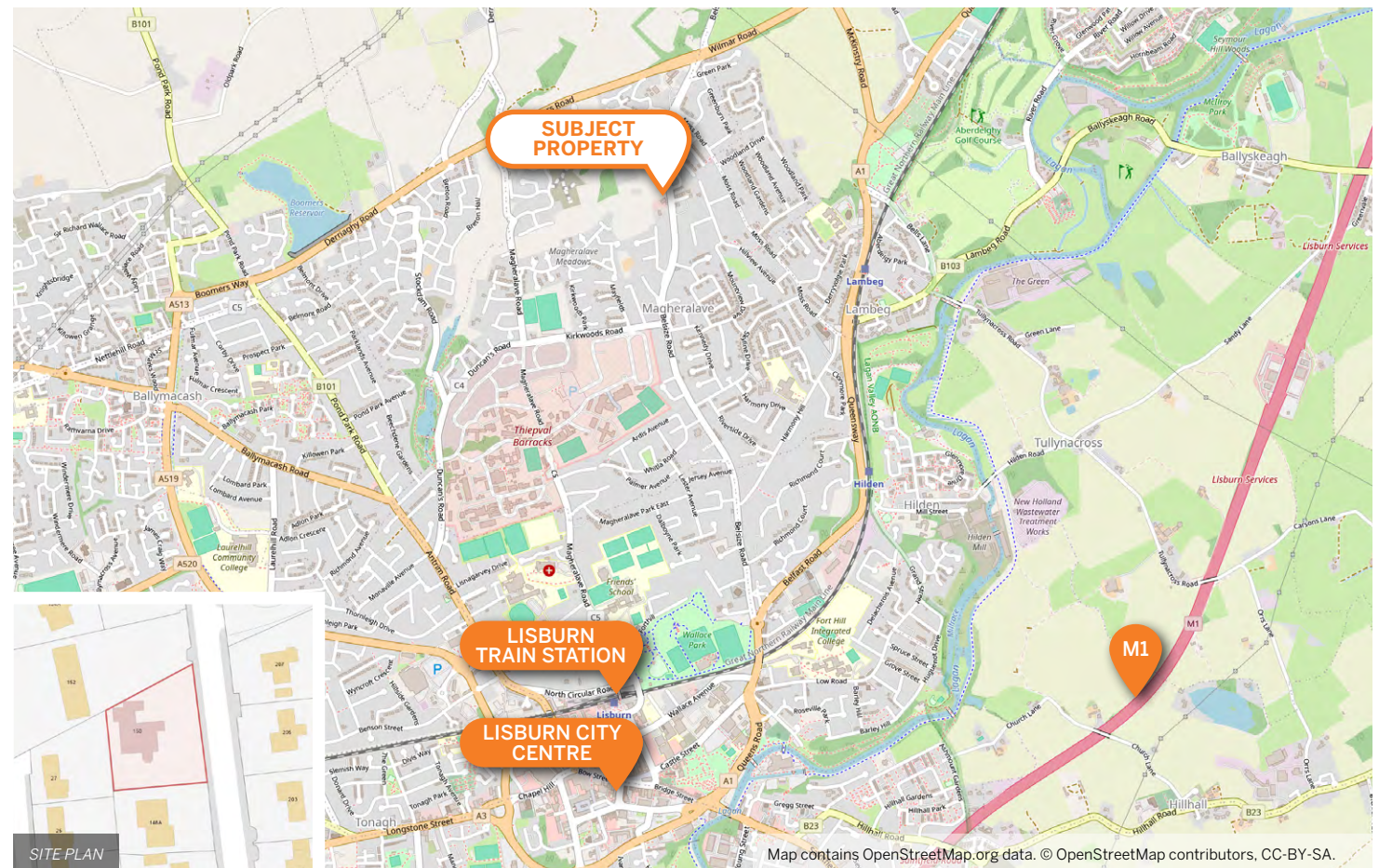
direct routes to Lisburn city centre and the wider Greater Belfast area.

Lisburn offers a wide range of primary and secondary school options, with Harmony Hill Primary School, Wallace High School and Friends' School all located within close proximity to the property.

Lisburn train station is easily accessible to the south of the property and provides

regular services to Belfast's Grand Central Station in a journey time of c.22-minutes and Dublin Connolly (via Portadown) in a journey time of c. 2 hours and 14-minutes.

The property is ideally situated between Belfast's two main airports, with Belfast City Airport accessible by car in a journey time of c.18-minutes and Belfast International Airport in a journey time of c.23 minutes.



Map contains OpenStreetMap.org data. © OpenStreetMap contributors, CC-BY-SA.

## DESCRIPTION

The property comprises two interconnected two-storey buildings, set within landscaped grounds that include seven off-street parking spaces and attractive garden and outdoor seating areas. Access is provided via a private driveway directly from Belsize Road.

The principal building across the property accommodates the Overdale Motel, which is accessed through an entrance porch leading into a bright and welcoming central hallway. The ground floor features three ensuite bedrooms, a dining area, lounge, unlicensed bar area, kitchen, WC and storage room. Two of the bedrooms enjoy direct access to the surrounding garden area.

The first floor is arranged across split levels at the front and rear of the building, both accessed via a central staircase. This level provides six bedrooms in total, five of which are ensuite. The remaining bedroom benefits from a private bathroom located directly opposite the hallway.

Adjoining the main building and connected at ground floor level is a self-contained one-bedroom maisonette, finished to a high standard throughout. The ground floor comprises an entrance hallway, a modern kitchen, generous living space and a shower room. A well-proportioned bedroom and ensuite bathroom can be found at first floor level. The maisonette benefits from its own private entrance and rear garden that is accessed directly from the living room area.



Overdale Motel - Hallway

## REVIEWS

# Booking.com

|                 |       |     |
|-----------------|-------|-----|
| Cleanliness     | Rated | 9.3 |
| Comfort         | Rated | 9.2 |
| Location        | Rated | 8.9 |
| Facilities      | Rated | 9.1 |
| Staff           | Rated | 9.6 |
| Value for money | Rated | 9.3 |
| Free WiFi       | Rated | 9.6 |

“““

“This was a lovely comfortable family motel, the rooms were very homely and comfortable

“““

Lovely welcome, friendly staff, nice room, excellent breakfast.

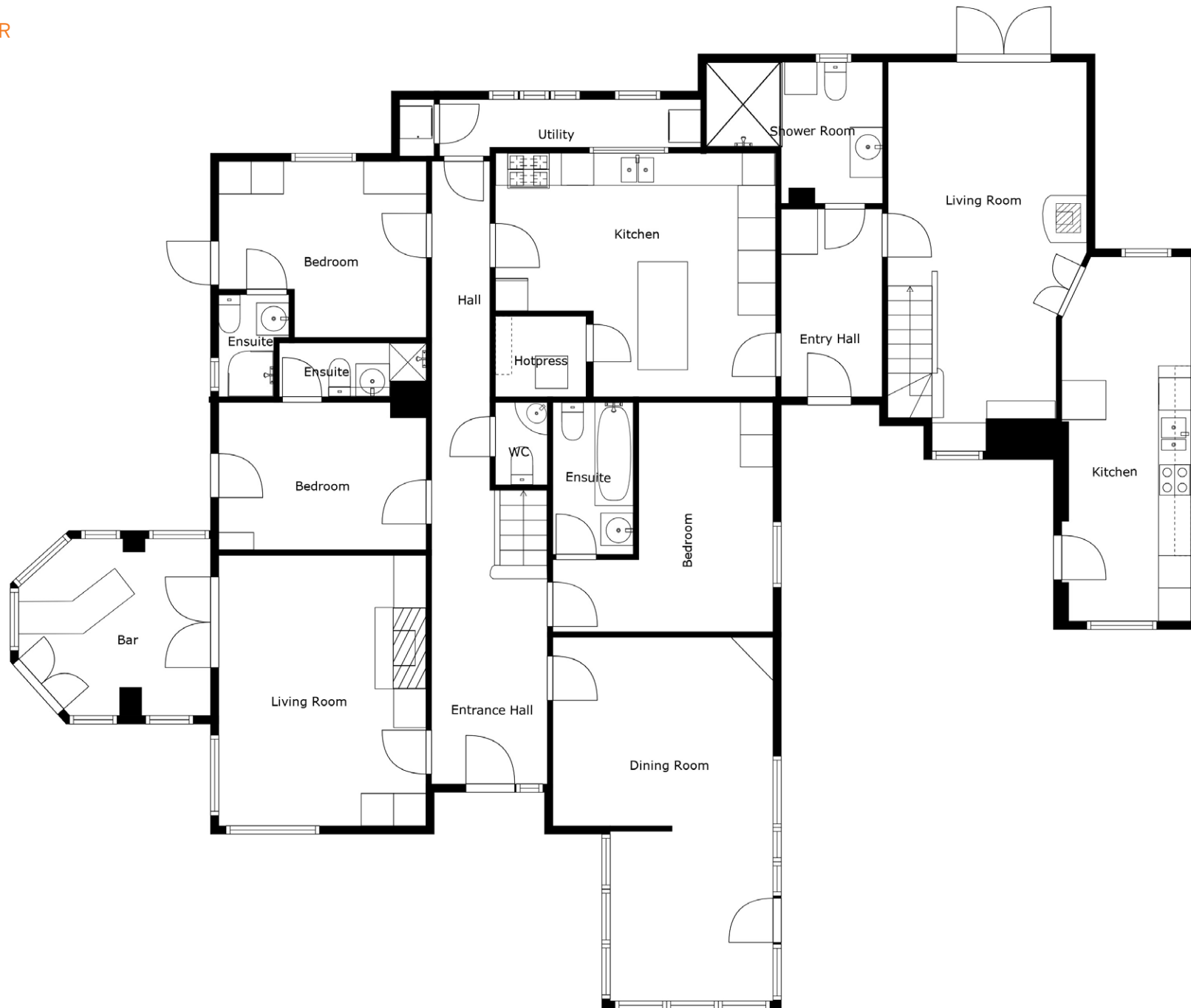
“““

Really friendly and welcoming staff, excellent breakfast in lovely bright breakfast room, comfortable guest lounge, spotlessly clean throughout.



OUTLINE FOR INDICATIVE PURPOSES ONLY

**FLOOR PLAN**  
**GROUND FLOOR**



**FLOOR PLAN**  
**FIRST FLOOR**



**GALLERY**  
OVERDALE MOTEL



Living Room



Bedroom



Kitchen



Ensuite Bathroom



Bedroom



Entrance Hall



Dining Room



Bedroom

**GALLERY**  
**ONE-BEDROOM MAISONETTE**



## ACCOMMODATION

| Building               | Floor  | sqm          | sqft       |
|------------------------|--------|--------------|------------|
| Overdale Motel         | Ground | 1,606        | 149.24     |
|                        | First  | 1,322        | 122.85     |
| One-Bedroom Maisonette | Ground | 600          | 55.76      |
|                        | First  | 207          | 19.15      |
| <b>TOTAL</b>           |        | <b>3,735</b> | <b>347</b> |

## RATES PAYABLE

We understand from Land & Property Services the rates payable to be as follows:

|                           |           |
|---------------------------|-----------|
| Net Annual Value (NAV):   | £7,400    |
| Rates Poundage (2025/26): | £0.566150 |
| Rates Payable:            | £4,189.51 |

## TITLE

Freehold

## PRICE

Price on application.

Interested parties should note that the Vendor will have sole discretion to accept or reject any offer and is not bound to accept the highest (or indeed any) offer received.

## VIEWINGS

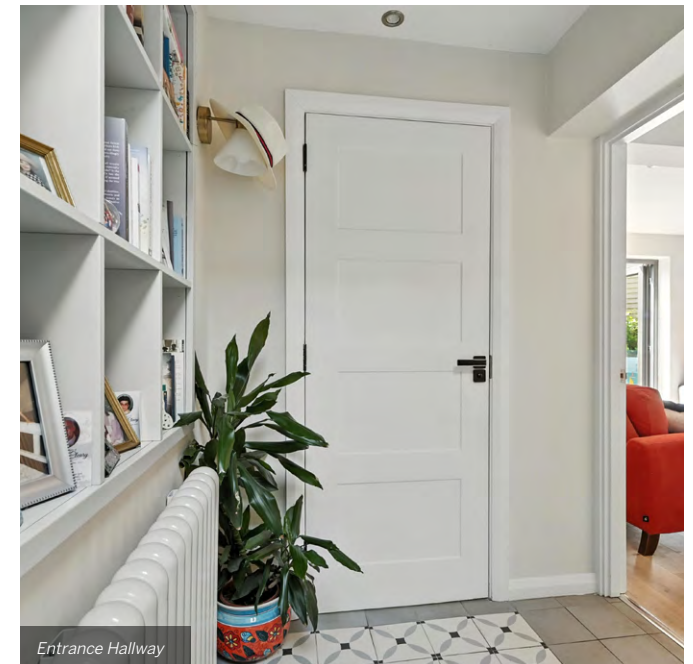
Internal inspections of the property can be arranged by appointment only with the retained agent. Please contact a member of the team to organise an inspection.



Living Room

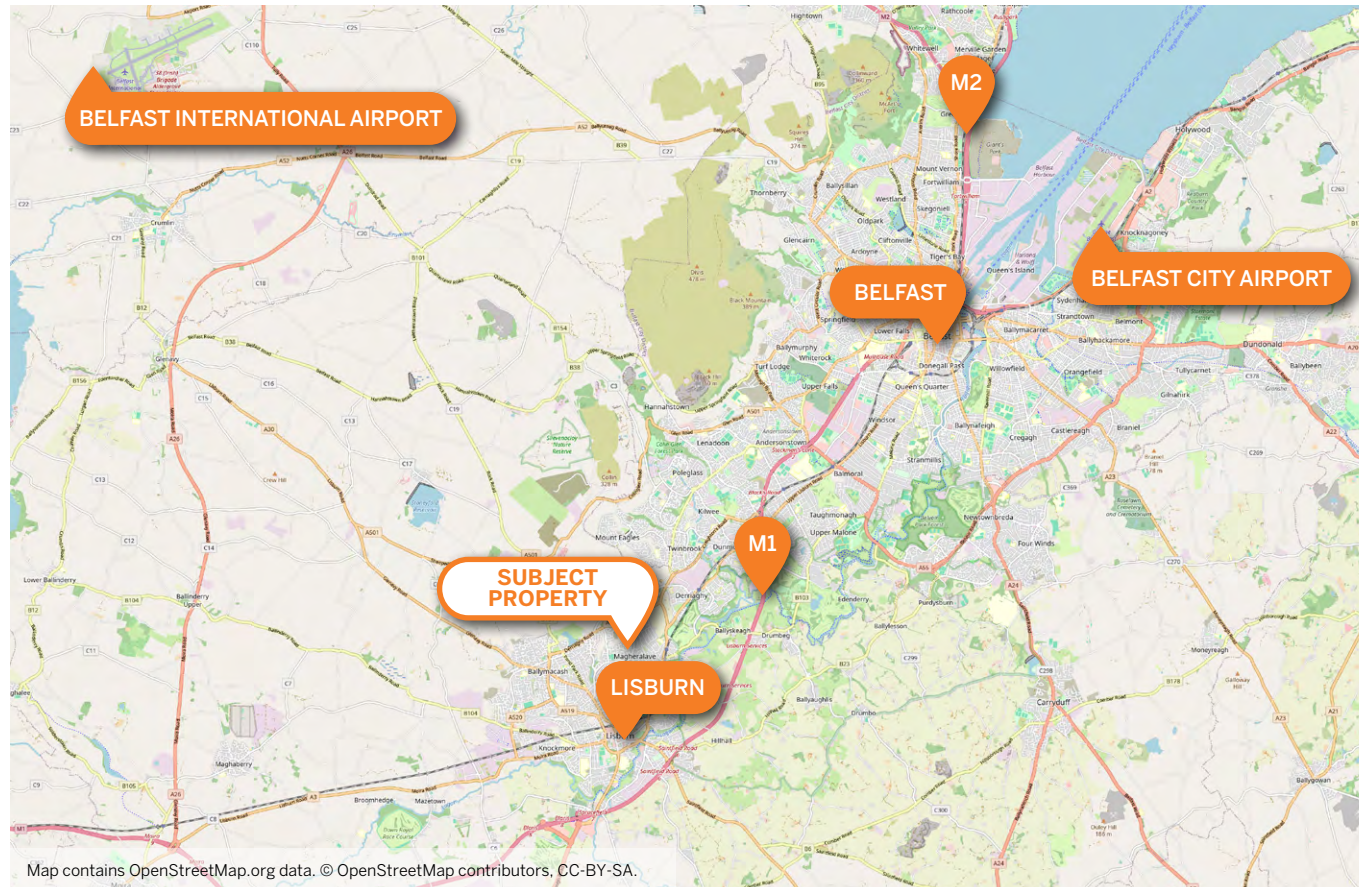


Bathroom



Entrance Hallway

## LOCATION



## VAT

We understand the property is not elected for VAT purposes.

## EPC

The property has an energy efficiency rating of 73 C. A copy of the full certificate can be made available upon request.

| SCORE   | ENERGY RATING   | RATING      |
|---------|---|-------------|
| <0      | <b>A+</b><br><i>Net zero CO<sub>2</sub> emissions</i> |             |
| 0-25    | <b>A</b>  |             |
| 26-50   | <b>B</b>  |             |
| 51-75   | <b>C</b>  | <b>73 C</b> |
| 76-100  | <b>D</b>  |             |
| 101-125 | <b>E</b>  |             |
| 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 Ambit CRE. 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 24669



Commercial Real Estate  
From every angle

### For further information:

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[gjolliffe@ambit-cre.com](mailto:gjolliffe@ambit-cre.com)

Viewing strictly by appointment with the sole letting agent Ambit CRE

### AMBIT CRE

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**Tel: 028 9050 1501**  
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[ambit-cre.com](http://ambit-cre.com)  

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