For Sale Former Print Workshop and Office/Commercial Property

57 Cromwell Road, Belfast BT7 1JY

McKIBBIN
COMMERCIAL
028 90 500 100

SUMMARY

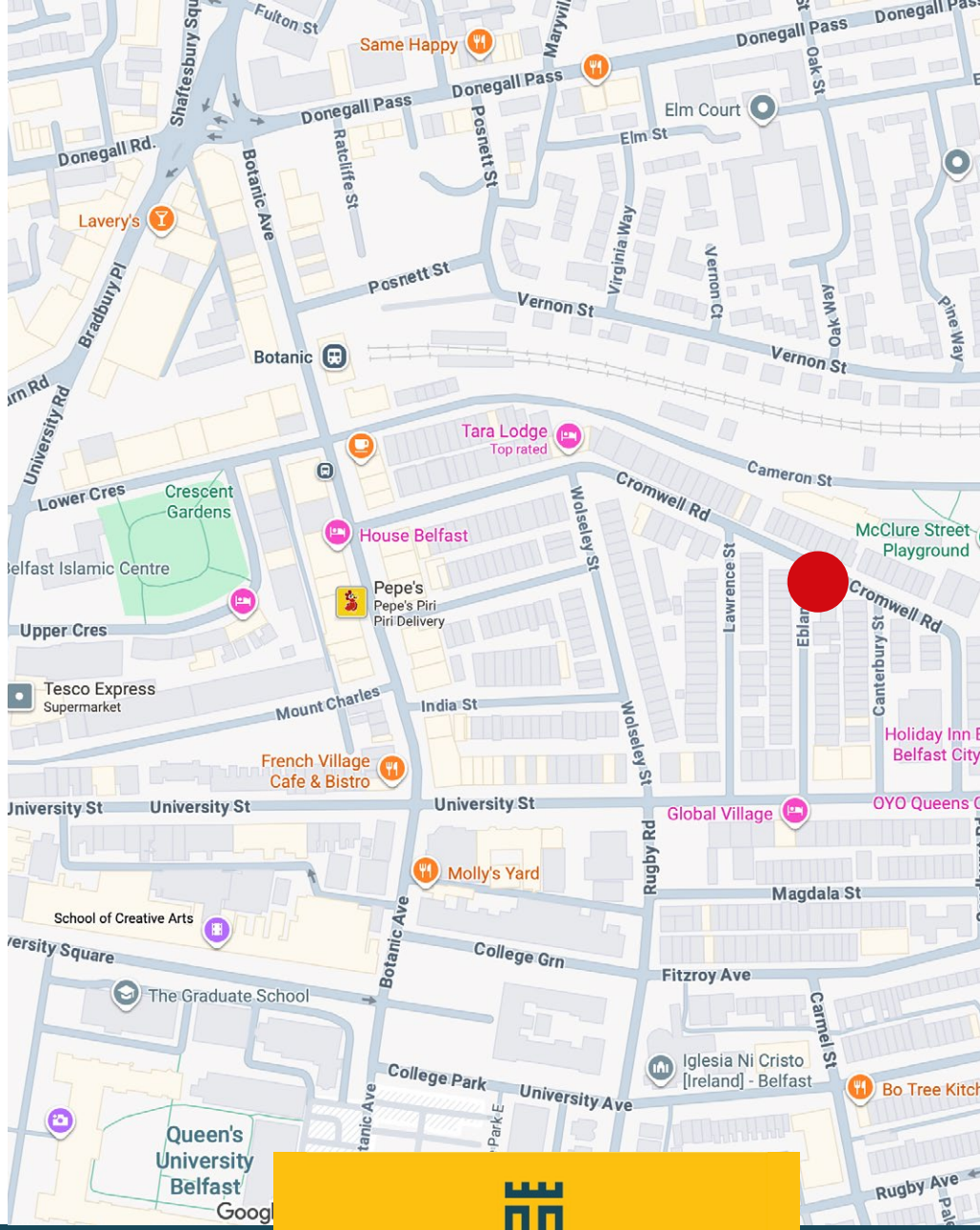
- The property comprises a substantial former printing studio and workshop extending to c. 724.66 sq m (7,800 sq ft).
- Prominently located on Cromwell Road in South Belfast, benefiting from strong accessibility to the city centre.
- Suitable for a variety of alternative uses, subject to the necessary planning permissions.
- Offers significant potential for refurbishment and repositioning.

DESCRIPTION

- The subject property comprises a multi-storey building previously utilised as a print workshop studio and offices.
- Internally, the accommodation includes a warehouse space with mezzanine studios, together with office accommodation and WC facilities.
- The upper floors provide additional studio and office space, offering flexibility for a range of occupiers.
- The fourth floor comprises further office accommodation and benefits from access to a private balcony garden area.
- The building provides extensive floor space throughout but would benefit from refurbishment to maximise its full potential.

LOCATION

- The property is located on Cromwell Road in South Belfast, a well-established and accessible area situated a short distance from Belfast City Centre.
- The location benefits from proximity to major arterial routes including Lisburn Road and Dublin Road, providing strong connectivity to both the city centre and wider motorway network.
- The surrounding area is mixed-use in nature, comprising residential properties, commercial premises, and educational institutions.
- The subject property is well positioned to benefit from ongoing regeneration and demand within the South Belfast area.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Warehouse	252.77	2,720
	Mezzanine	48.8	525
	Office	18.32	197
	Kitchen	18.18	195
	Toilet		
	Courtyard		
First Floor	General Office	39.7	427
	Toilet		
Second Floor	Workshop	252.77	2,720
	Studio 1	37.07	399
	Studio 2	14.22	153
Third Floor	Office/Kitchen	42.23	454
	Toilet		
	Balcony/Garden		
Total Net Internal Area		**724.66**	**7,800**

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TITLE
Assumed Long Leasehold.

RATES INFORMATION
NAV: £20,350
Rate in £ 2026/27 = 0.650288
Therefore Rates Payable 2026/27 = £13,233
Interested parties should check their individual rates liability directly with Land & Property Services.

PRICE
Offers in the region of £495,000, exclusive.

VAT
All prices and outgoings are exclusive of, but may be liable to Value Added Tax.

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EPC

Awaiting EPC

CONTACT

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