



For Sale
Former Social Club/Commercial Property
20 Pakenham Street, Belfast BT7 1AB



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COMMERCIAL

028 90 500 100

SUMMARY

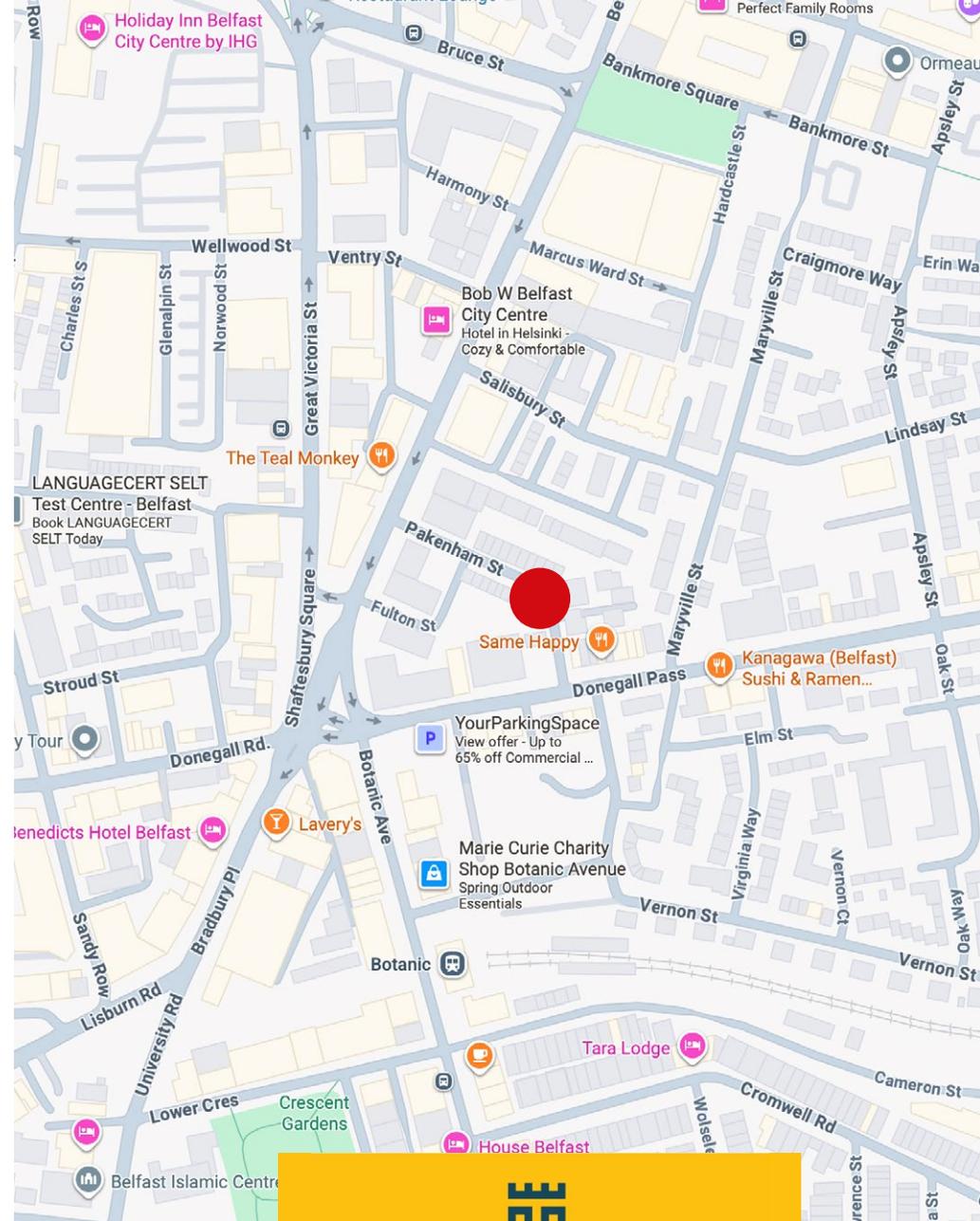
- The former Belfast Club, comprising an area of c. 152 sq m (1,640 sq ft).
- Prominent and accessible location on Pakenham Street, off Dublin Road, Belfast
- Suitable for a variety of uses, subject to planning permission.

DESCRIPTION

- The subject is an end terrace three storey building, currently occupied by "The Belfast Club".
- The property comprises ground floor stores and toilet facilities, together with two function rooms on the upper floors.
- Note: There is no liquor licence attached to the property

LOCATION

- The property is an end terrace located on Pakenham Street, which runs between the Dublin Road and Donegall Pass on the southern fringe of Belfast City Centre.
- The property is situated immediately to the rear of the former Donegall Pass PSNI Station.
- Dublin Road is a busy thoroughfare linking Belfast City Centre with South Belfast and has undergone significant redevelopment in recent years.
- Surrounding uses on Pakenham Street principally comprise residential properties.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Entrance Hall		
	Store 1	24.00	266
	Store 2	17.19	185
	Male & Female WC's		
First Floor	Function Room 1	53.66	577
Second Floor	Function Room 2	56.89	612
Total Net Internal Area		151.74	1,640

RATES INFORMATION

NAV: £6,800

Rate in £ 2025/26: £0.626592

TITLE

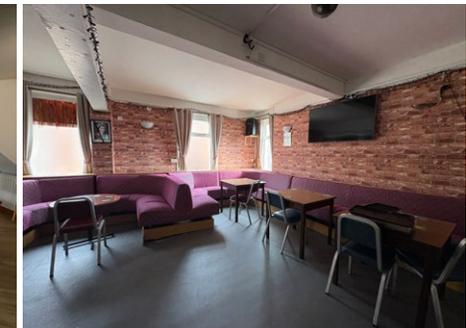
Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

PRICE

Offers in the region of £150,000, exclusive.

VAT

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



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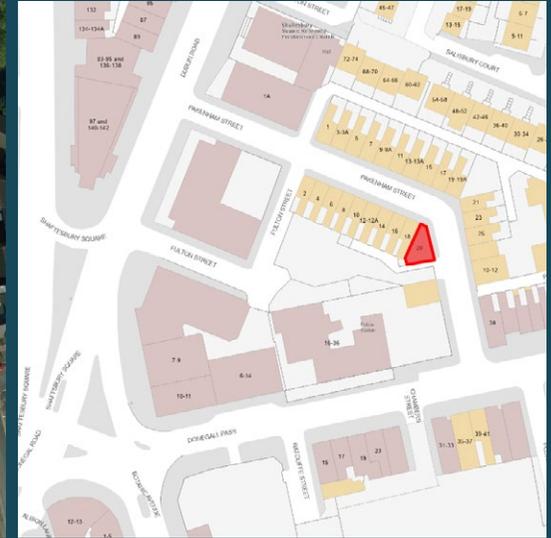


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EPC

Awaiting EPC



Not to Scale

CONTACT

For further information or to arrange a viewing contact:

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