



Hampton
ESTATES

FOR SALE
Offers Around £200,000

294-296 Albertbridge Road, Belfast, BT5 4GX



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Summary

- Substantial Commercial Building on Prominent Corner Site
 - Part-Investment/Part owner occupation Opportunity
 - Ground Floor Let at £13,200 per annum
- Potential for conversion to residential use, subject to planning

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Description

The subject property comprises a prominent corner building with a ground floor retail unit and first floor and second floor offices. Internally the property offers a number of private offices with separate kitchen and toilet facilities over the first and second floors. The ground floor has a show room and workshop with a private kitchen and toilet facilities. The upper floors have the benefit of gas central heating and could be converted to residential use, subject to planning. Nearby users include the East Belfast Enterprise Park, Connswater Retail Park, including a branch of Starbucks and Tim Hortons.

Lease Details

The existing tenants are currently "holding over" as their original lease has expired. We are advised that the ground floor tenants are paying £13,200 per annum. Further details on request.

Rates

We have been advised by Land and Property Services of the following;
294 Albertbridge Road Belfast Shops, showrooms NAV £6,000
296 Albertbridge Road Belfast second floor flat; CAPITAL VALUE: £65,000
Non-domestic rate in £: 0.555698
Estimated domestic rates Bill £522.15pa.

Planning

The property has planning permission for the change of use of 1st floor from office to show room, dated 13th January 1995 and for a change of use for the ground floor from workshop and offices to shop and offices with extension to front elevation.

Ground Floor

SHOW ROOM - 51 sqm
SHOW ROOM - 56 sqm
WORK SHOP - 28 sqm
STORE - 65 sqm
KITCHEN - 5 sqm

First Floor

OFFICE 1 - 11.639sqm
OFFICE 2 - 10.04 sqm
OFFICE 3 - 38.45 sqm
KITCHEN - 2 sqm
SEPARATE WC

Second Floor

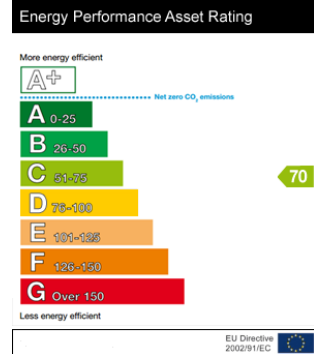
OFFICE 4 - 6.849sqm
OFFICE 5 - 13.65 sqm
OFFICE 6 - 20.03 sqm
SHOWER ROOM
KITCHEN - 7.352sqm

Outside

Covered yard area to rear..

Viewing

Strictly by appointment with the Selling Agents:
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373 Ormeau Road
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LOCATION MAP





For further information please contact:

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Note: These particulars are given on the understanding that that they will not be constructed as part of a contract, conveyance or lease, whilst every care is taken in compiling the information we can give no guarantee as to the accuracy thereof and enquirers are recommended to satisfy themselves regarding the particulars.