



For Sale Prominent Commercial Building
198-200 Albertbridge Road, Belfast BT5 4GU


**FRAZER
KIDD**

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Summary

- Three storey commercial building fronting onto the Albertbridge Road, East Belfast.
- Comprises a ground floor retail shop with upper floor office/storage accommodation.
- The property would benefit from refurbishment throughout.
- May be suitable for conversion to residential, subject to any statutory planning consents.
- Neighbouring occupiers include, Templemore Baths, Better Gym & Keens Furniture.

Location

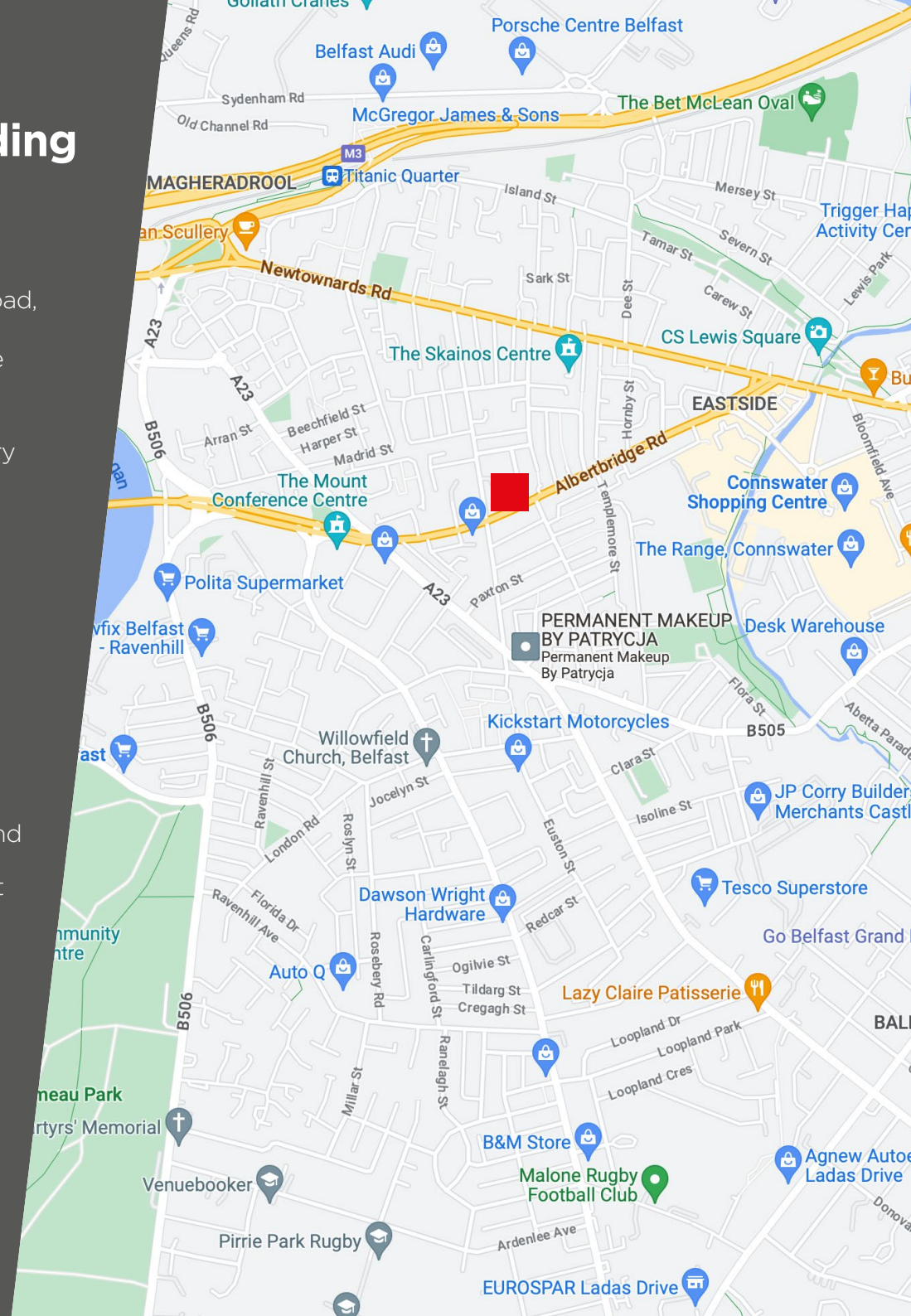
The subject property occupies a highly prominent position on the Albertbridge Road, close to the junction with Templemore Avenue.

The Albertbridge Road is the main arterial route linking East Belfast with the City Centre, which is situated within only a couple minutes' drive. The property is also situated within close proximity of Lanyon Place Rail Station and Connswater Shopping Centre and Retail Park.

Directly to the rear of the subject property, sits Templemore Baths, which is to reopen following a £17 million project to restore and expand the historic Victorian Building, which will include an interactive visitor centre, café, original restored swimming pool, plus a new 28,000 sq ft extension including modern leisure facilities.



Not To Scale. For indicative purposes only.



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Description

The property comprises a three-storey commercial building, with the ground floor comprising a retail shop and upper floor office/storage accommodation. The property requires refurbishment throughout.

The building is situated in a very popular residential area, so we anticipate potential interest from developers to convert the upper floors to residential accommodation, subject to any statutory planning consents being obtained.

Accommodation

The property comprises of the following approximate Net Internal Areas:

Floor	Sq. M	Sq. Ft
GF	50.35	542
1F	44.96	484
2F	35.30	380
Total Approximate NIA:	130.62	1,406

Title

Assumed freehold/long leasehold.

Price

Offers invited in the region of £75,000.

Rates

NAV: £3,250.00

Rate in £ 23/24: £0.572221

Rates Payable: £1,859.72

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

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