



Mid Terrace Office Building For Sale

523 Antrim Road, Belfast, BT15 3BS



Excellent 3 storey office building



Located on the Antrim Road, an arterial route into Belfast with excellent public transport links



3 Dedicated car parking spaces



Potential to convert for alternative use (subject to planning)

Get more information

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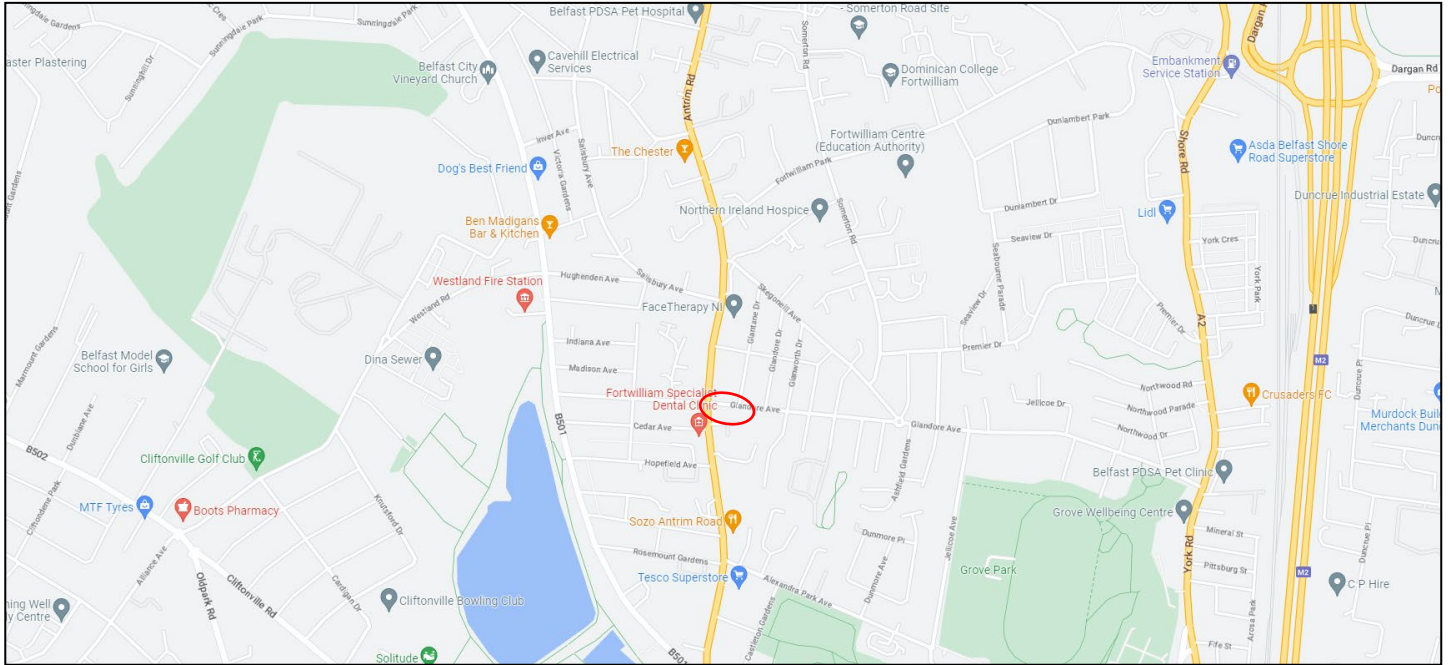
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Office Building For Sale

523 Antrim Road, Belfast



Location

The property is located in a prominent location on the busy Antrim Road which benefits from high levels of passing traffic. The subject is approx. 2.2 miles north of Belfast City Centre. The surrounding area is comprised of a mix of residential and commercial properties.

Surrounding occupiers include Laserase, Killen Warke Solicitors, Total Orthodontics, Wee Bunnies Daycare, Subway and Yellow Fin Kitchen.

Description

The property comprises a prominent 3 storey office building which would be suitable for variety of uses (STPP). The subject is comprised of a total of 9 individual offices across the 3 floors with attic. Further accommodation provided includes a kitchen and 3no. WC's.

Internally the building benefits from carpeted floors, painted plastered walls & ceilings, mostly secondary glazing and an intruder alarm. The property benefits from 3 designated spaces to the front of the building.

The building is Grade B2 listed.

Accommodation

Description	Sq Ft	Sq M
Reception / Office 1	184	17.08
GF Office 2	129	12.01
GF WC	-	-
GF Office 3	116	10.78
FF Office 4	151	14.07
FF Office 5	284	26.40
FF Office 6	155	14.38
Kitchen	131	12.16
M & F WC	-	-
SF Office 7	294	27.29
SF Office 8	147	13.68
Attic Office	276	25.63
Total NIA	1,867	173.46

Title

Assumed freehold / long leasehold title with no onerous restrictions applicable.

Sales Details

We are seeking offers in the region of £175,000

NAV

NAV: = £12,400
 Rate in £ 23/24: = 0.572221
 Rates Payable 2023/2024: = £7,096

*Please note the subject should qualify for small business rates relief scheme which would result in a 20% reduction in rates liability.

The building is not subject to vacant rates liability due to its listed status.

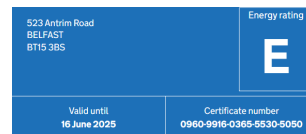
VAT

All prices, rentals and outgoings are quoted exclusive of VAT which will be chargeable at the prevailing rate.

Legal Costs

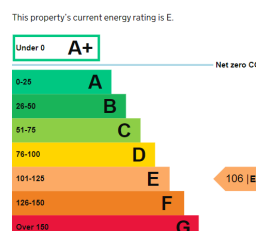
Each party to be responsible for their own legal costs.

EPC

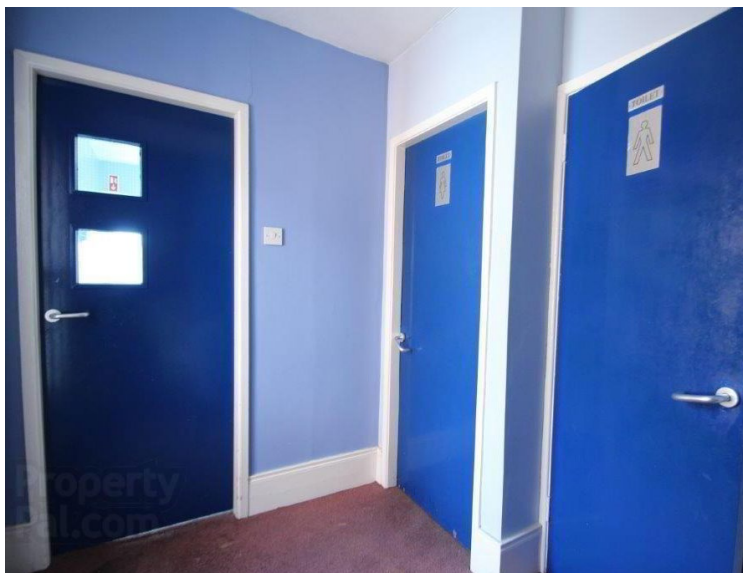
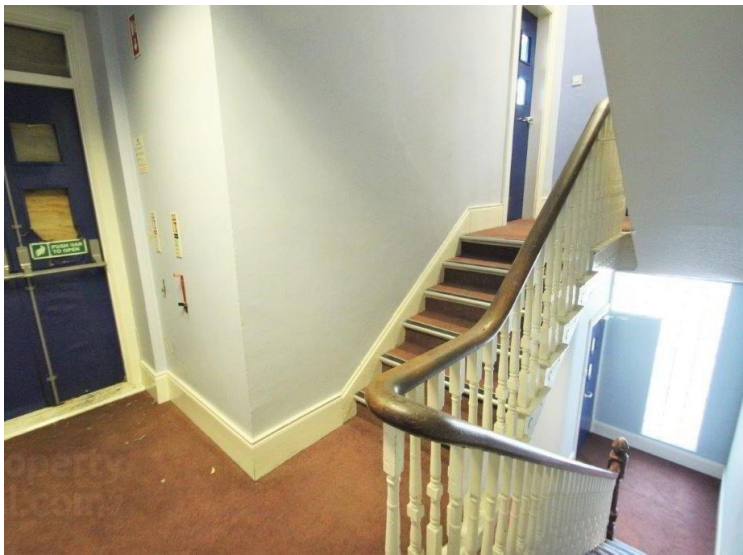


Property type: A1/A2 Retail and Financial/Professional services
 Total floor area: 271 square metres

Energy efficiency rating for this property



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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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