

For Sale

Attractive Period Office Building with obvious Redevelopment Potential
On Site Parking and Warehouse to rear
6-8 Greenwood Avenue, Ballyhackamore, Belfast BT4 3JJ



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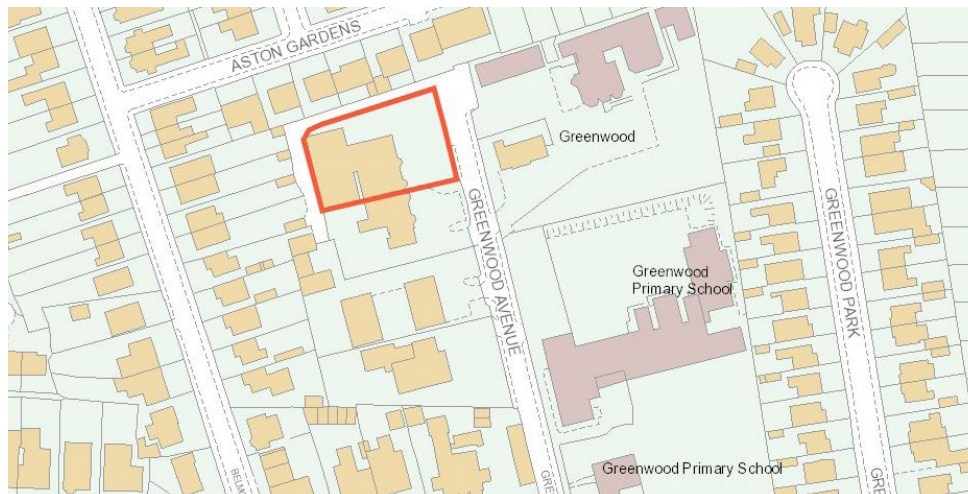
Property Highlights

- Attractive Period Office Property c.2,914 sq.ft with ample parking
- Warehouse to rear c. 2,785 sq.ft
- Site extends to c.0.30 acres
- May be suitable for a range of uses (STPP)
- Situated in the highly popular Ballyhackamore Area
- Guide Price £750,000 exclusive

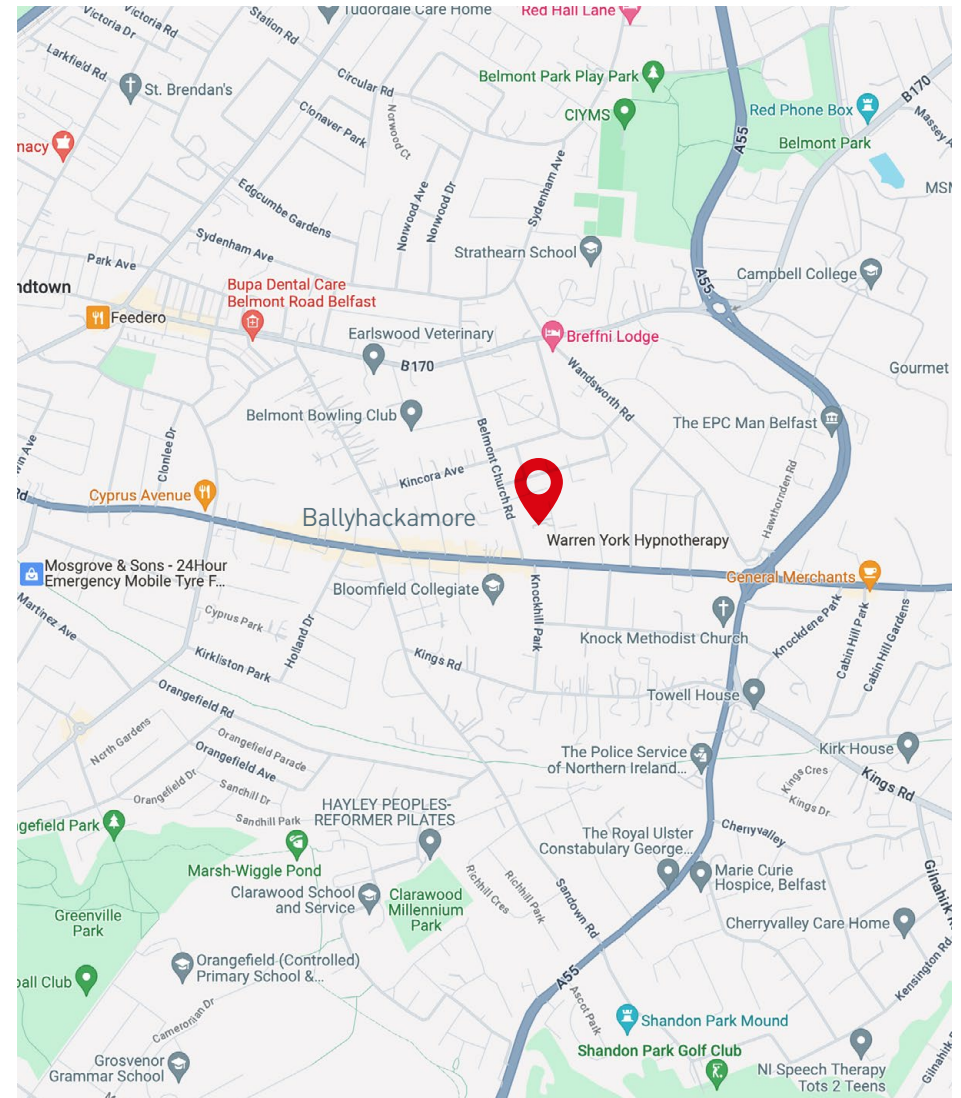
Location

The property is located on Greenwood Avenue within the popular Ballyhackamore area of East Belfast. Ballyhackamore exhibits a mix of retail, offices, restaurants and residential housing. This highly popular residential location is complimented by a wide range of shops, eateries, and excellent transport links via the Glider Service into Belfast City Centre (c.3 miles) and also out to Dundonald and the Ulster Hospital via the Stormont Estate.

Greenwood Avenue has a mix of residential and commercial uses; occupiers include Kids Korner Day nursery, Greenwood Primary, Greenwood Assessment Centre, Samuel Stevenson Architects and apartments at Greenwood Manor.



Not To Scale. For indicative purposes only.



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Description

The property comprises a period style semi-detached building with double bay windows, a two storey return and single storey extension to the front of the building. The premises have most recently been used as consulting rooms and an adjoining warehouse. Internally the consulting rooms are finished to a good standard with marble floor tiles in the entrance hall, with a mix of tiled, wooden and carpet flooring throughout, plastered and painted walls, recessed spotlights, fluorescent strip lighting and suspended ceilings.



The overall site extends to c.0.30 acres and currently provide ample parking. The premises may be suitable for a range of uses Subject to the necessary consents.

Development Potential

The property offers obvious development potential for various uses, such as an apartment scheme, see indicative scheme to the rear of the brochure.



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Accommodation

All areas are approximate:

Office Building Description (N.I.A.)	Sq Ft	Sq M
Ground Floor		
Entrance Hall	78	7.25
Room 1 (RHS)	268	24.90
Room 2 (RHS)	126	11.71
Room 3&4 (LHS) + W/C (Bi-Fold Doors)	458	42.55
Pilater Studio (own door access)	519	42.22
Workshop/Store with Roller Door	380	35.30
Kitchen	154	14.31
External Store	36	3.34
First Floor		
Room 5 (RHS Rear)	185	17.19
Room 6 (RHS Front)	236	21.93
Store	53	4.92
Room 7 (RHS Front)	236	21.93
Room 8 (RHS Front)	185	17.19
Total	2,914	270.72
Warehouse Building Description (G.I.A.)		
Ground Floor		
Warehouse 2	2,785	258.9
Total	2,785	258.8

Rates

Offices

NAV: £19,000

Rate in £ (23-24): 0.572221

Estimated Rates Payable: £10,872 p.a

Warehouse

NAV: £7,000

Rate in £ (23-24): 0.572221

Estimated Rates Payable: *£4,006 p.a

*The property may benefit from the Small Business Rates Relief Scheme, which would provide an occupier with a 20% reduction in rates payable.

Tenure

We have assumed that the property is held under freehold / long leasehold and is free from any onerous or restrictive covenants.

VAT

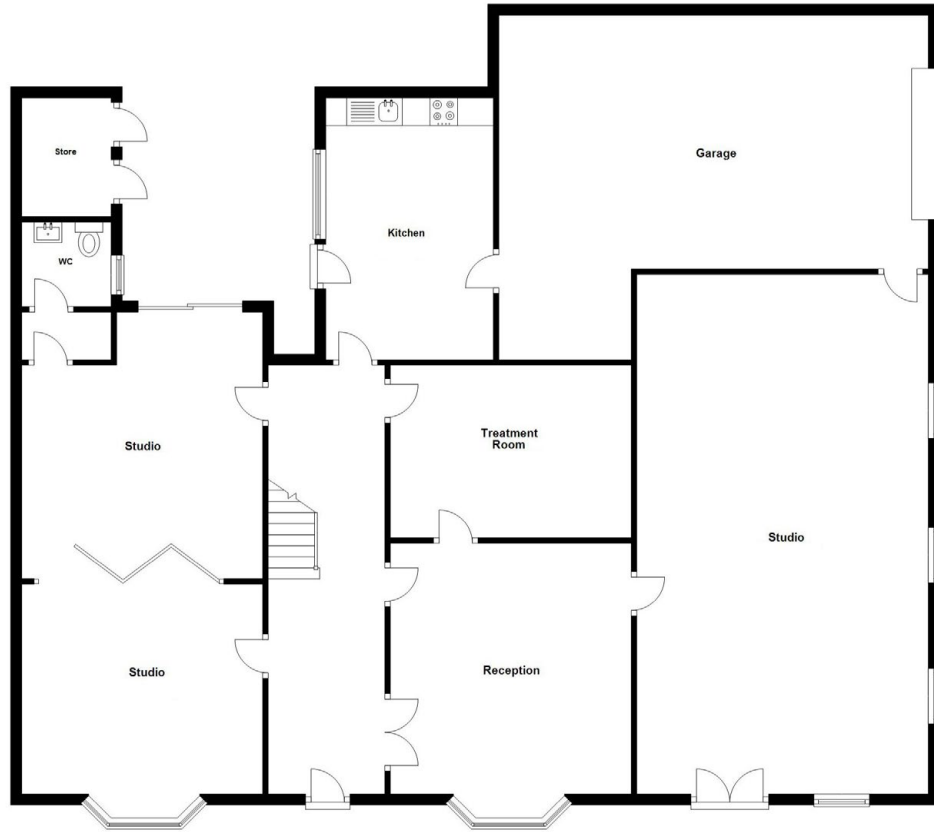
All figures quoted are exclusive of VAT which may be payable.

Guide Price

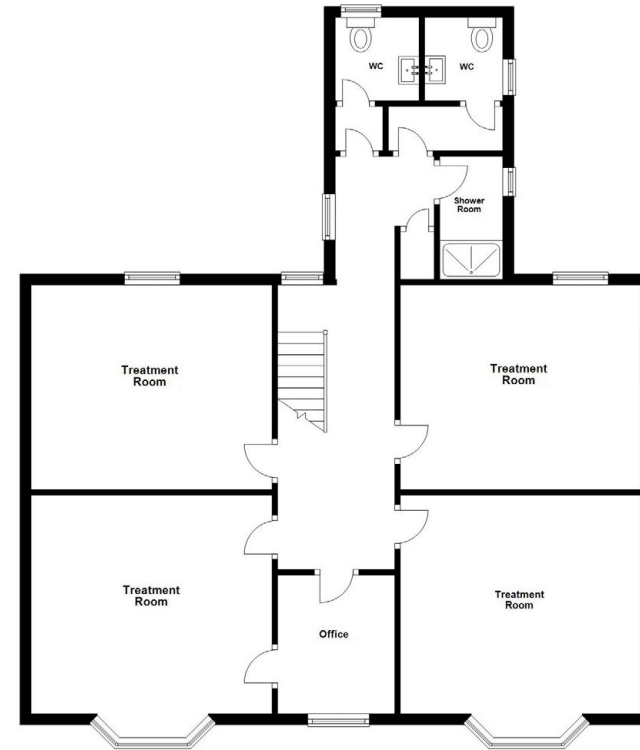
We are instructed to seek offers in the region of £750,000 exclusive.



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Ground Floor

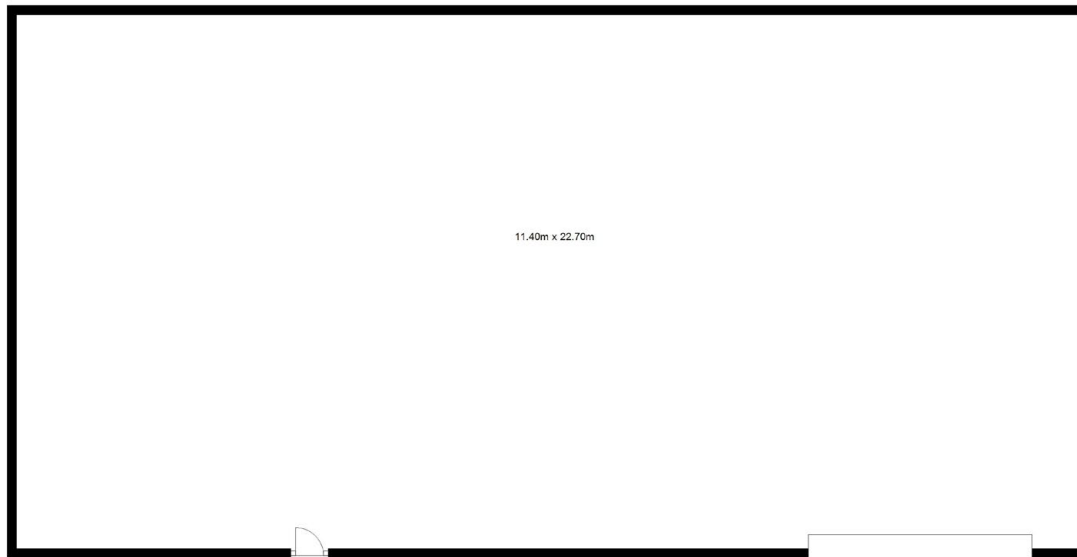


First Floor

Office Building Plans

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Total area: approx. 258.8 sq. metres (2785.5 sq. feet)

Ground Floor



Warehouse Building Plans

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Front Elevation



Ground Floor

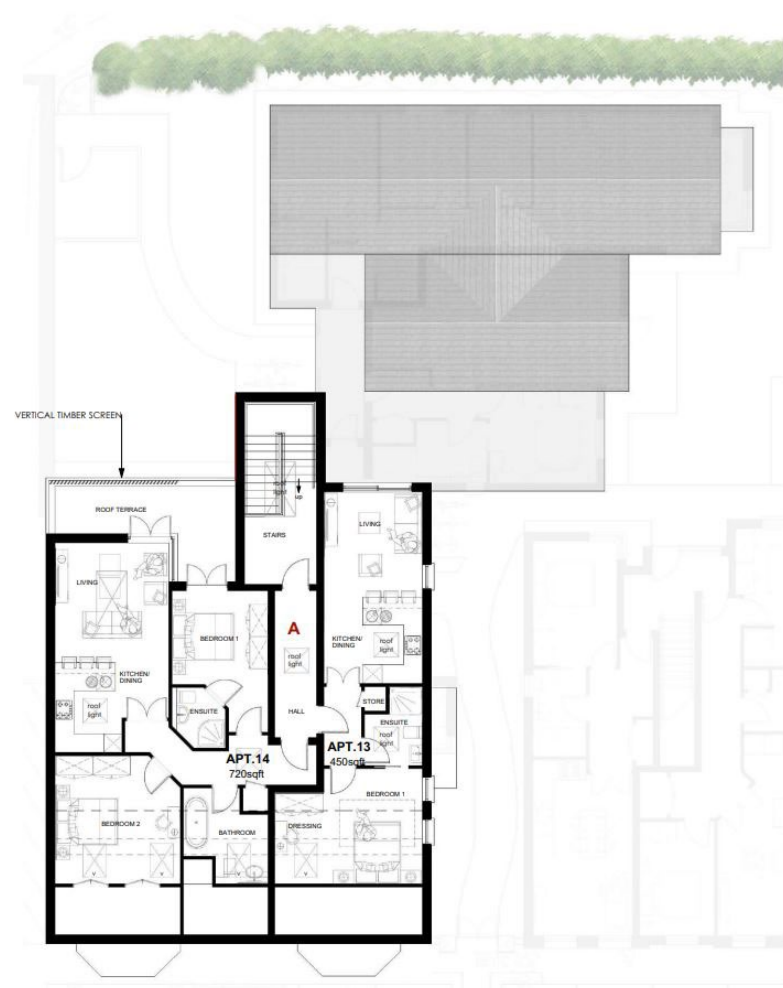
Indicative Apartment Plans

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First Floor



Second Floor

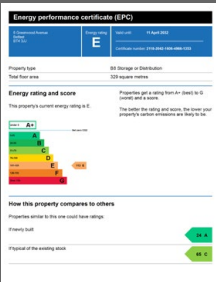
Indicative Apartment Plans

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EPC



Office EPC



Warehouse EPC

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