



Instinctive
Excellence
in Property.

For Sale

Warehouse & Office Premises
With Self-Contained Yard
Total Site Area 0.4 Acres

4a Connsbrook Avenue
Belfast
BT4 1JT

WAREHOUSE & YARD



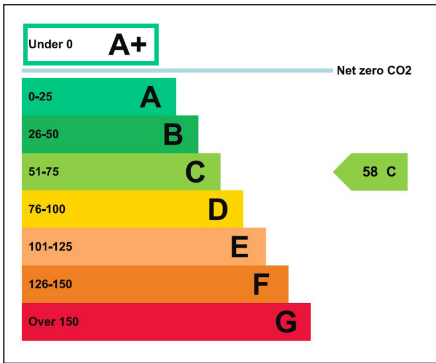
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EPC



Location

The property is well located on Connsbrook Avenue in a very popular area of east Belfast. The local amenities on the Holywood Road are a few minutes walk away while Connswater Shopping Centre is also in close proximity. Belfast city centre is approximately 2.5 miles (4 km) to the west and is readily accessible by public transport.

Description

The property comprises warehouse and office premises with a self-contained yard on a total site area of 0.4 acres. The buildings are fitted to a high standard and have been fully refurbished by the current owners.

Note: The adjoining house (6 Connsbrook Avenue) can be acquired by way of separate negotiations.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor Offices & Warehouse	4,893	454.6
First Floor Warehouse	1,899	175.5
Total Net Internal Area	6,792	631.1

Sale Details

Offers in excess of £500,000 exclusive.

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £18,800
Rate in the £ for 2023/2024: £0.572221
Estimated rates payable: £10,757.75

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.





FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

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