



For Sale Mixed-Use
Commercial Premises

102 Bray Street, Belfast, BT13 3JB

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**FRAZER
KIDD**

For Sale Mixed-Use Commercial Premises

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Summary

- Situated off Woodvale Road on Bray Street.
- Retail shop and 2 bedroom apartment extending to c. 1,030sq ft.
- Suitable for a variety of commercial and residential uses, subject to any statutory planning consents.

Location

The property is situated off Woodvale Road located on the outskirts of Belfast with excellent transport links and ease of access to the Westlink and City centre via Crumlin Road. Bray Street benefits from a large residential catchment.

Description

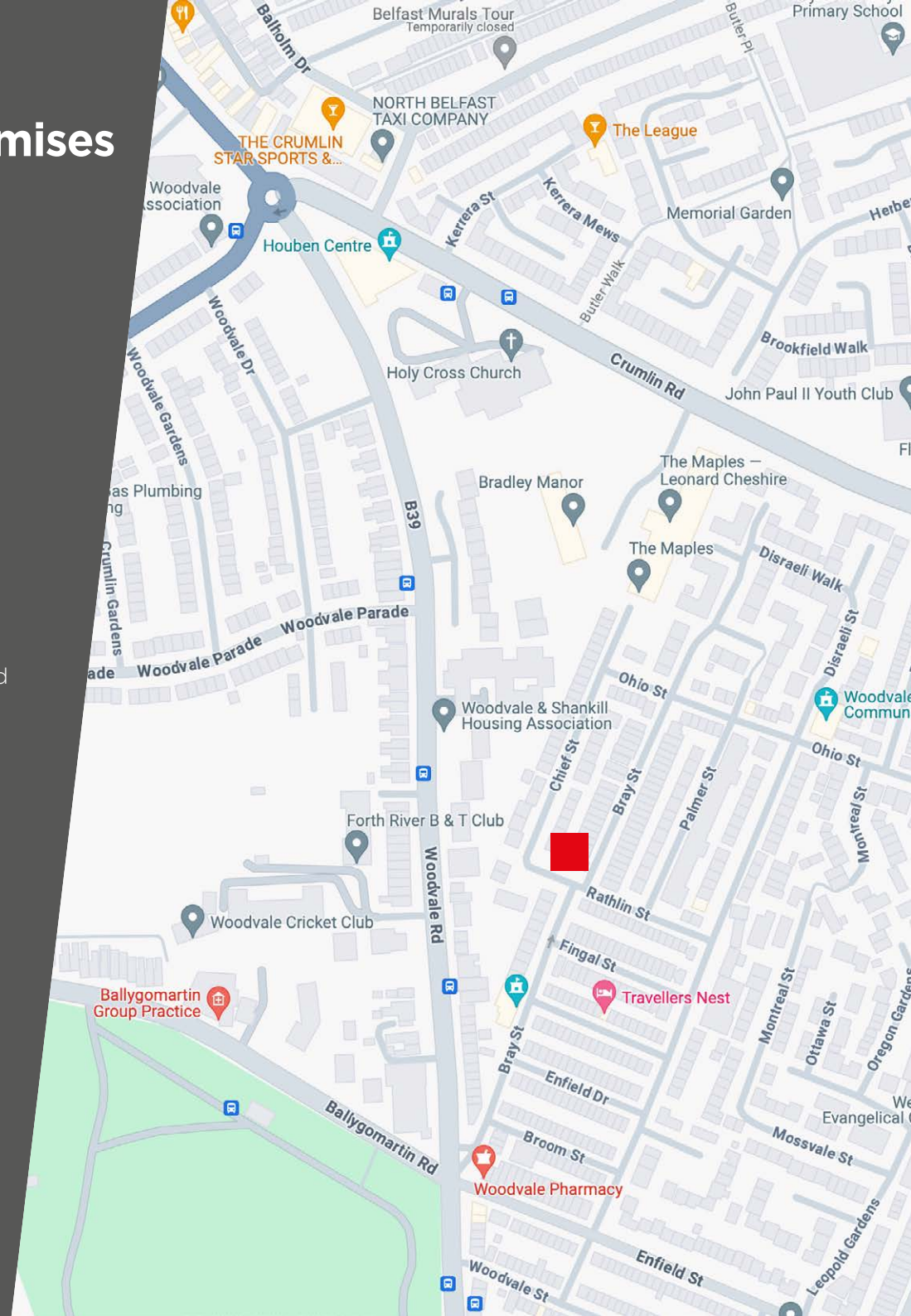
The subject property comprises of ground floor retail shop currently trading as a convenience store fitted to a good standard with trading area, store, and kitchen. The property benefits from tiled flooring throughout, LED lighting, air conditioning, electric roller shutter and enclosed rear yard.

First floor 2-bedroom apartment comprises of an open plan, kitchen/dining and living area, bathroom and 2 bedrooms situated on the 2nd floor. Access is via an external side street entrance.

The property is to be sold with vacant possession, however there may be an opportunity to take over the existing newsagents business.



Not To Scale. For indicative purposes only.



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Accommodation

We calculate the approximate net Internal Areas to be as follows:

Floor	Description	Sq. Ft	Sq. M
Ground Floor	Shop	247	22.94
	Store	108	10.02
	Kitchen	77	7.12
1st Floor	Kitchen	118	3.08 x 3.57
	Living room	200	5.01x3.7
2nd Floor	Bedroom 1	189	4.71 x 3.73
	Bedroom 2	120	3.6 x 3.09
Total Approximate Net Internal Area		1,059	98.3

Title

Assumed freehold/long leasehold.

Price

Inviting offers in the region of £95,000.

Rates

NAV: £1,550

Non-Domestic Rate in £ (23/24): 0.572221

Rates Payable: £886.94 per annum

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

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

For further information please contact:

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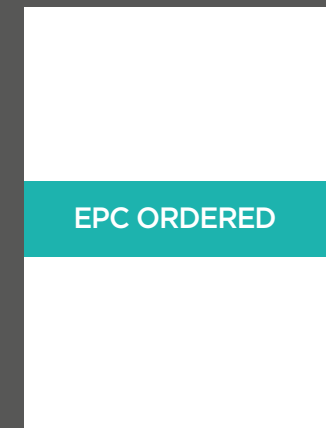
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EPC



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