

For Sale

Commercial Premises with Refurbishment /
Redevelopment Potential
171/175 Albertbridge Road, Belfast BT5 4PS



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Property Highlights

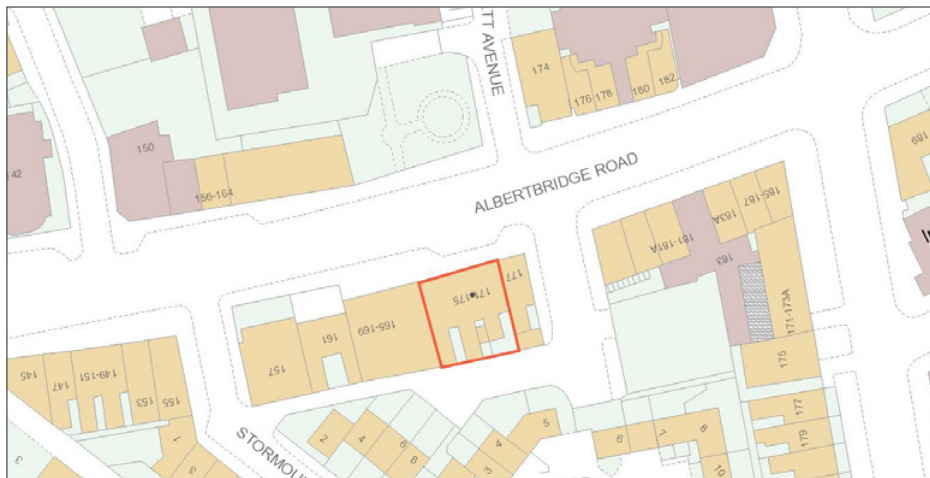
- Situated on the Albertbridge Road, East Belfast.
- Total accommodation extending to c. 4,483 Sq Ft.
- The property provides for an opportunity to redevelop (STPP)
- The property provides ease of access to Belfast City Centre via car and public transport routes.
- Guide Price £175,000

Location

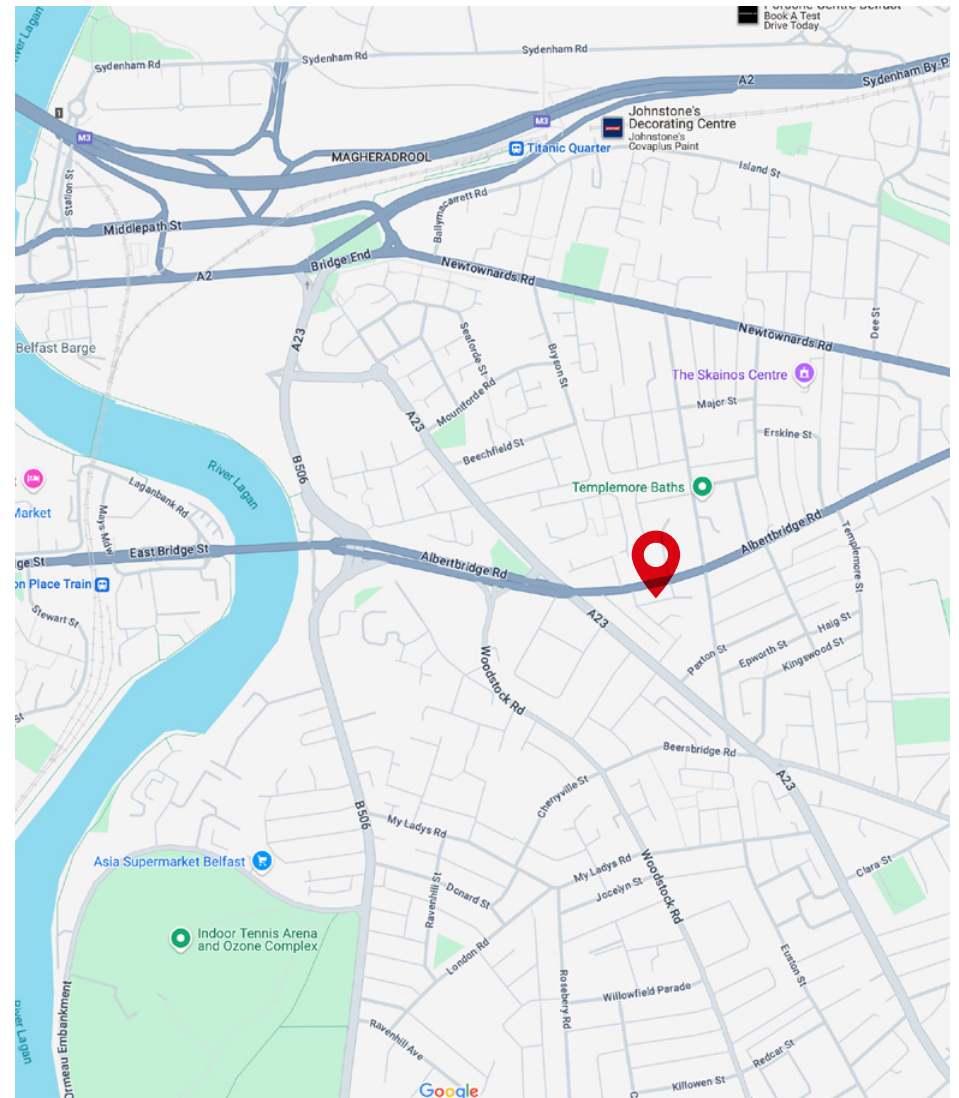
The property occupies a prominent position on the Albertbridge Road, approximately 1 mile east of Belfast City Centre. The subject property is situated between the junctions with Stormont St & Frank St and close to the Templomore Ave junction.

The subject is also within close proximity of Titanic Quarter, which is just 1.8 miles to the north.

The property benefits from excellent transport links, being located on the Glider route and is in close proximity to a multitude of local amenities, with Connswater Shopping Centre within walking distance.



Not To Scale. For indicative purposes only.



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Description

These three interlinked mid-terrace properties provide an excellent redevelopment/refurbishment opportunity suitable for a range of uses subject to necessary consents. The current accommodation is arranged over ground floor, first floor and attic.

Accommodation

The areas below are approximate and have been taken from LPS:

Floor	Description	Sq Ft	Sq M
Ground Floor	Retail / Office / Stores / Ancillary	2,269	210.80
First Floor	Stores / Ancillary	1,716	159.40
Attic	Stores	498	46.30
Total		4,483	416.50

NAV

NAV: £12,300

Rate in £ (24-25): 0.599362

Estimated Rates Payable: *£7,372.15 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.

Guide Price

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

Title

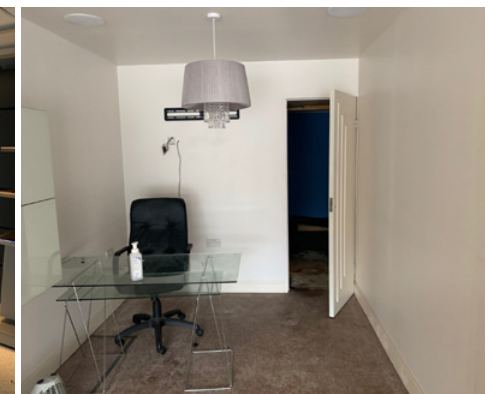
We have assumed that the property is held under freehold / long leasehold and is free from any onerous or restrictive covenants.

VAT

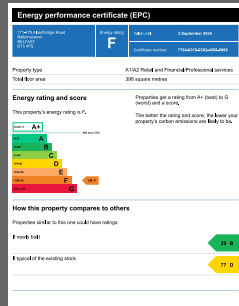
All prices, outgoings and rentals are exclusive of, but may be liable to VAT.



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EPC



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