

For Sale

Self-Contained Office / Warehouse Unit in East Belfast

17 Batley Street, Belfast, BT5 5BW



Self-contained 2-storey building extending to c.1828 sqft.



Situated just off Bloomfield Avenue close to Upper Newtownards Road.



Suitable for a variety of uses or redevelopment (subject to planning).



On street parking surrounding the property.

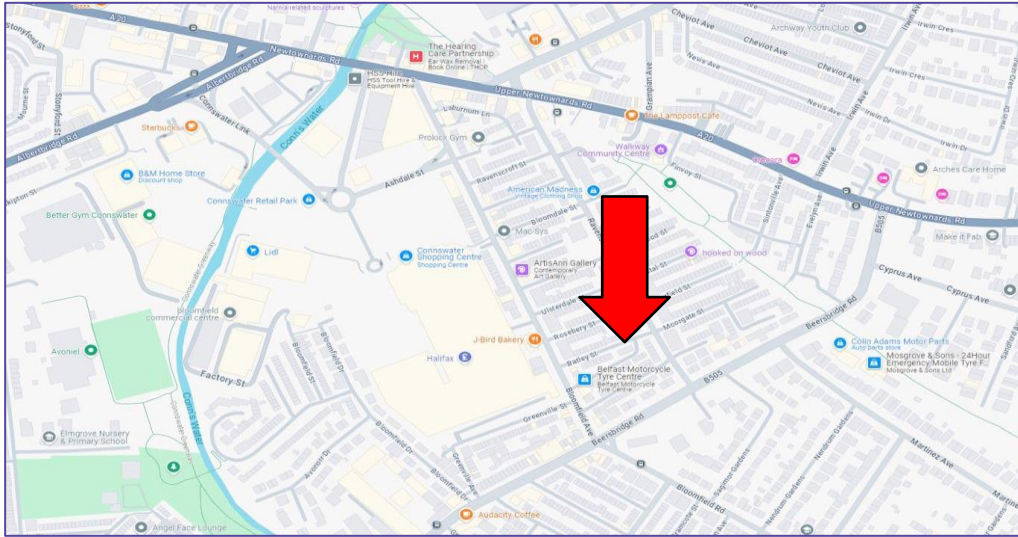


Superb opportunity for a small business to owner occupy their own premises.

Location

In the Bloomfield area of East Belfast, Batley Street lies on Ravenscroft Avenue just off the Upper Newtownards Road a well-connected busy main road connecting Belfast to Dundonald and Newtownards beyond. Situated 3 miles from the Belfast City Centre, 3.5 miles from Holywood, 4 miles from Dundonald and 8 miles from Newtownards.

Neighbouring occupiers include Connswater Shopping Centre including the Range, Starbucks, McDonalds and Lidl.



Description

The subject property comprises a detached self-contained warehouse / office building. The property has a pedestrian entrance from Batley Street as well as roller shutter door access to the ground and first floor Mezzanine from the rear (Elmdale Street). The property also contains WC facilities, reception area and kitchen.

Accommodation

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

Description	Sq. M	Sq. Ft
Ground Floor	81.6	879
First Floor	88.1	949
Total	169.7	1,828

Price

Offers around £150,000 exclusive.

NAV

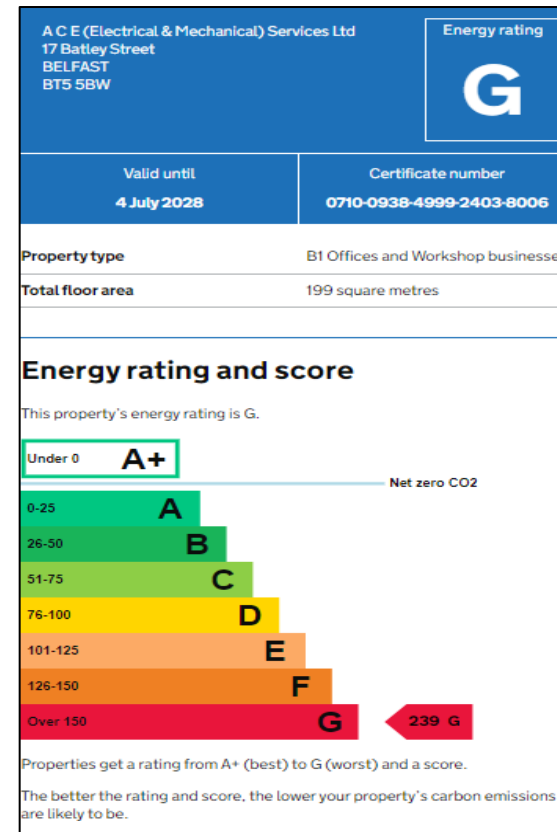
NAV: £6,650
 Non-Domestic Rate Pound in £ (24/25): £0.599362
 Rates Payable: £3,985 per annum

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

VAT

All prices and rents are quoted exclusive of, and may be subject to, VAT.

EPC



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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

