



**Instinctive
Excellence
in Property.**

For Sale

**Mixed Use/Development Opportunity STPP
c. 1,313 sq ft (122 sq m)**

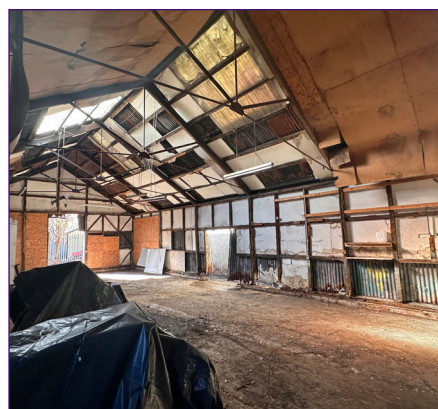
22 Rydalmer Street
Belfast
BT12 6GF

WAREHOUSE



WAREHOUSE

Location Map



Location

The premises is located on Rydalmere Street, just off Donegall Road. The immediate vicinity comprises a high density of residential, with a range of shops and amenities nearby. The premises also benefits from being approximately 1.5 miles from the city centre with the City Hospital and Grand Central Station at Weavers Cross being only a short distance away.

Description

The subject comprises a mixed use/development opportunity approximately 0.1 acres with substantial frontage onto Rydalmere Street. Planning permission has been granted for the erection of 2no. 3-bedroom semi-detached dwellings (expiration date Sep 2025). Further information can be accessed via the planning portal using the reference code: LA04/2021/2056/O.

The premises is constructed of galvanised cladding to the front and sides with an aluminium pitched roof and concrete flooring throughout. The premises also benefits from a WC. Although the subject is in need of some renovation works, it would be suitable for a variety of use and welcomes development opportunities for both residential and commercial use STPP. Property includes a spacious rear garden with southerly aspect and potential for side access.

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
Warehouse	1,313	122

Sale Details

We have been instructed to seek offers in the region of £60,000 exclusive.

VAT

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

Rates

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

Net Annual Value:	£2,800
Rate in the £ for 2024/25:	£0.599362
Estimated rates payable:	£1,678.21

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.

Disclosure

Our client has advised that Japanese knotweed had been identified on the site but has been treated. Further information available on request.

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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

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.