

For Sale

Prominent Commercial Property
32 Botanic Avenue, Belfast, BT7 1JQ



Benefitting From
Hot Food Planning Consent



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Property Highlights

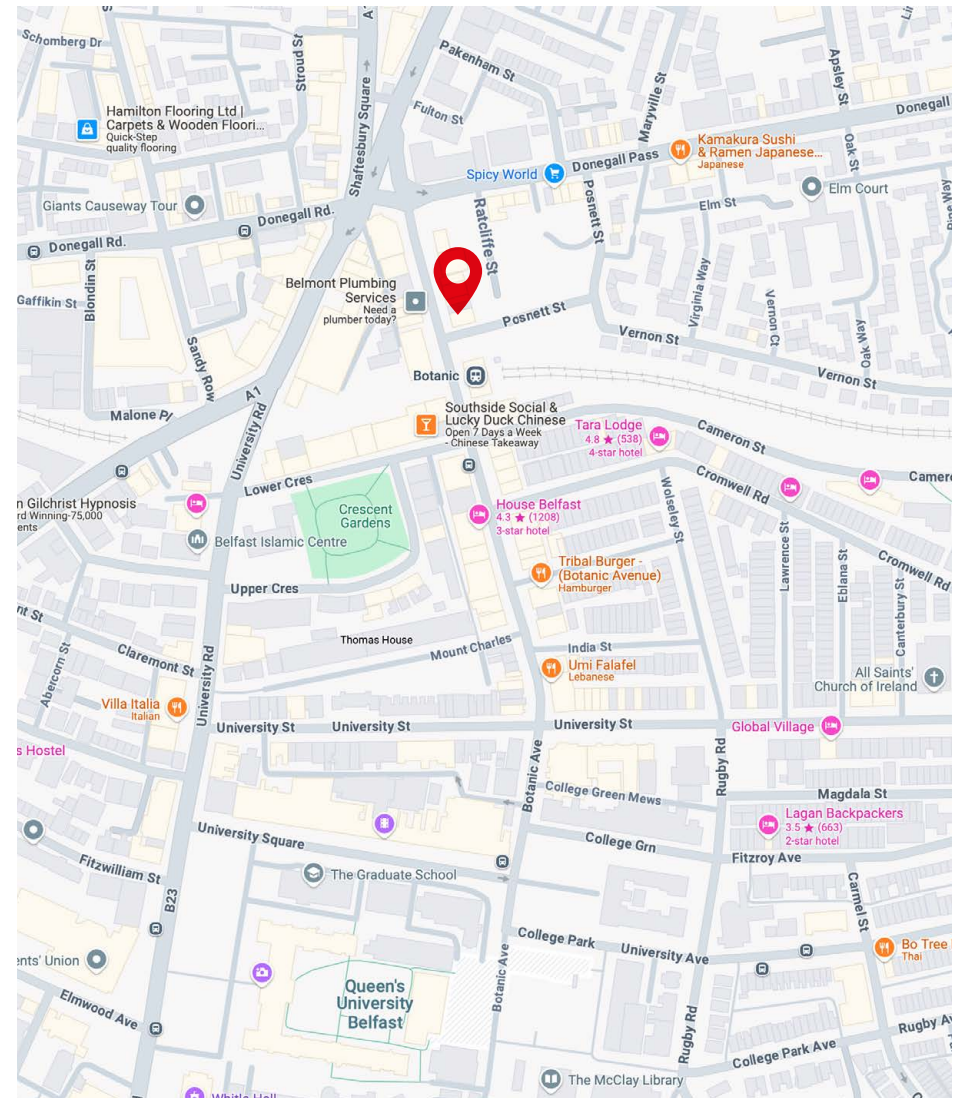
- Occupying a prime position on Botanic Avenue in close proximity to the railway station.
- Almost entirely rebuilt and extended in 2000.
- Extending to approximately 1,308 Sq Ft (121.59 Sq M) over ground, first and second floors.
- Sold with the benefit of vacant possession and hot food planning consent.
- Suitable for a variety of commercial uses or residential conversion, subject to planning permission.
- Offers in excess of £255,000 exclusive, subject to contract.

Location

Botanic Avenue is a bustling tree lined thoroughfare in south Belfast linking Botanic Gardens and Queen's University to Shaftesbury Square, Dublin Road and the City Centre. It is a highly desirable location for students and young professionals surrounded by high density housing and is well served by public transport.

The subject property occupies a prime position in close proximity to the railway station benefitting from high volumes of pedestrian footfall and vehicular traffic. Neighbouring occupiers include Spar, Caffe Nero, The Empire, Town Square, Maggie Mays, Greggs, Subway, House and Boojum.

The locality has seen considerable investment in recent years to include Aster House, a new 253 bed Purpose-Built Student Accommodation complex and the proposed new 165 room hotel development which is due to commence shortly.



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Description

Three storey mid terrace property of a traditional construction benefitting from hot food planning consent beneath pitched and flat roofs that was almost entirely rebuilt and extended in 2000 with on street car parking to the front and pedestrian access to the rear via a shared alleyway off Posnett Street.

The façade comprises an aluminium framed glazed shopfront and electric roller shutter at ground floor level with brick at upper floor level and UPVC double glazed windows. The rear of the property is finished in red brick.

The ground floor is currently configured to provide a retail sales / seating area, off which there is a staircase to the first floor. To the rear there is a commercial kitchen, an external door permitting servicing, a staircase to the first and second floors and a small store accessed externally from the alleyway.

The first floor currently provides further retail sales / seating and WC facilities.

The second floor comprises office/storage accommodation and WC facilities.

Internal fitout includes:

- Plastered/painted and cladded walls.
- Plastered/painted and suspended ceilings.
- Range of recessed and surface mounted ceiling lighting.
- Laminate, vinyl and tile floor coverings.
- Air conditioning and a natural gas supply.



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Accommodation

The property provides the following approximate net internal area:

Description	Sq Ft	Sq M
Ground Floor	554	51.51
First Floor	333	30.94
Second Floor	421	39.14
Total	1,308	121.59

Title

We understand that the property is held Long Leasehold, subject to a nominal ground rent.

Non Domestic Rates

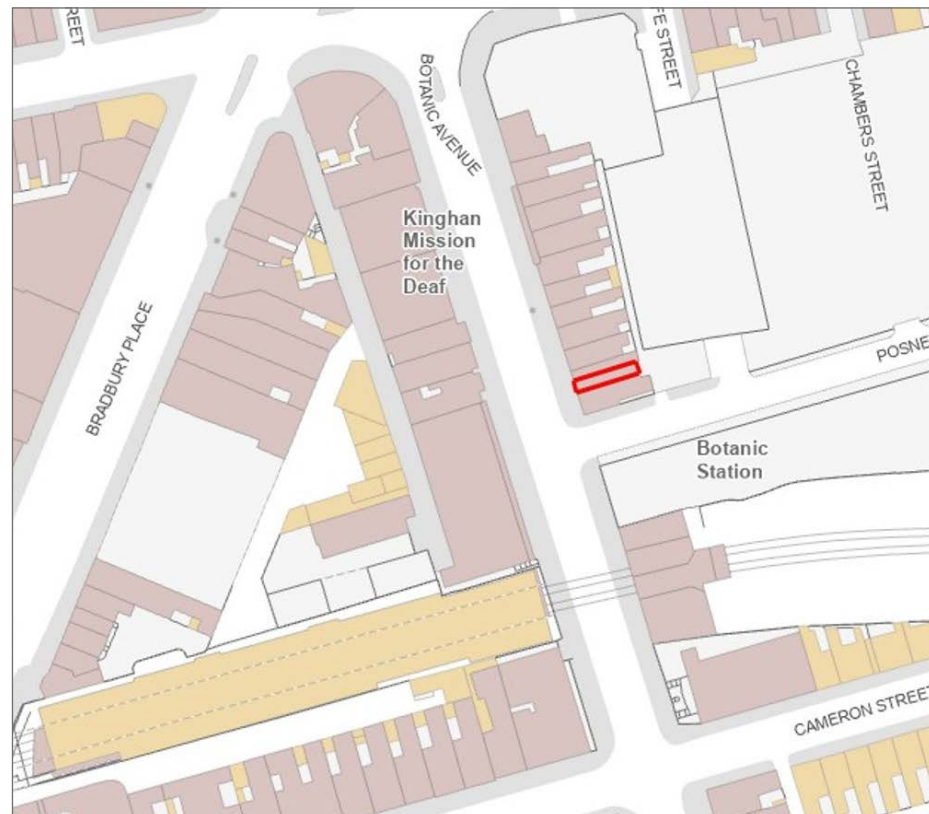
We have been advised by Land & Property Services that the Net Annual Value for the property is £13,700 resulting in rates payable for 2024/25 of approximately £8,211 (excluding any reliefs that may be applicable).

Price

Offers in excess of £255,000 exclusive, subject to contract.

VAT

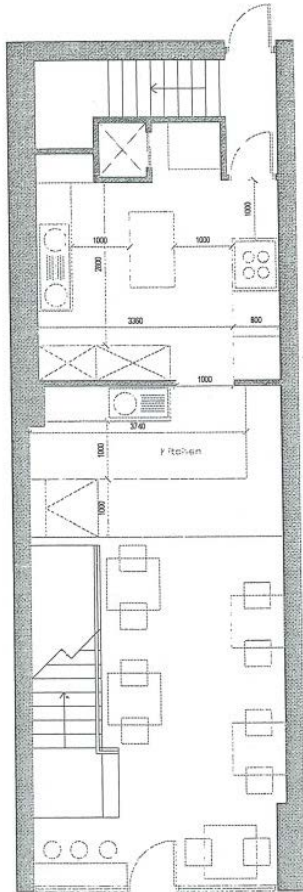
We are advised that the property is not elected for VAT.



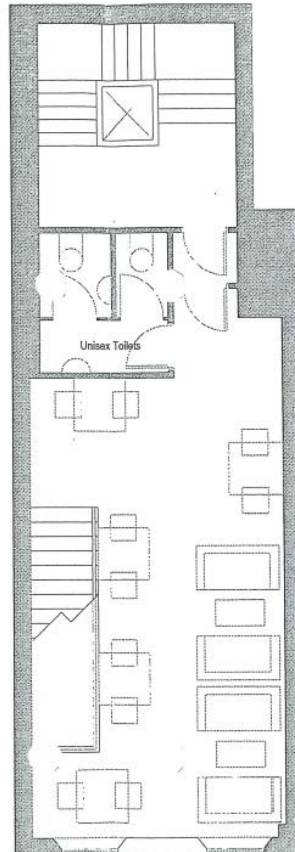
Map of Property

Not To Scale. For indicative purposes only.

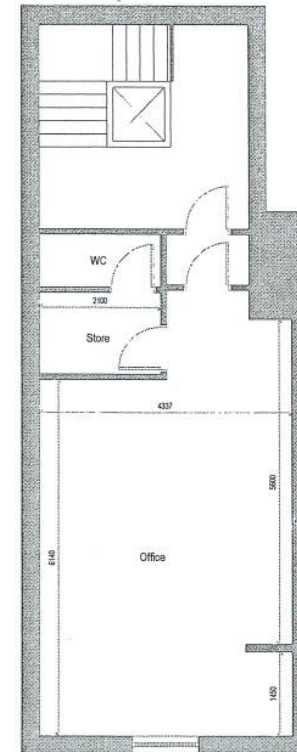
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Ground Floor Layout



First Floor Layout

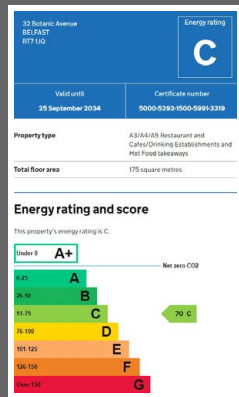


Second Floor Layout

Floor Plans

Not To Scale. For indicative purposes only.

EPC



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