



For indicative purposes only.

For Sale
Retail and Apartment Investment
324 & 324A Beersbridge Road, Belfast, BT5 5DY

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**FRAZER
KIDD**

For Sale

Retail and Apartment Investment

324 & 324A Beersbridge Road, Belfast, BT5 5DY

Summary

- 2-storey fully let retail and apartment investment.
- Currently producing an income of £18,150 per annum.
- Neighbouring occupiers include Boots, Co-Op, Winemark, Circle K Express, Spar, Halt Café, and Audacity Coffee.

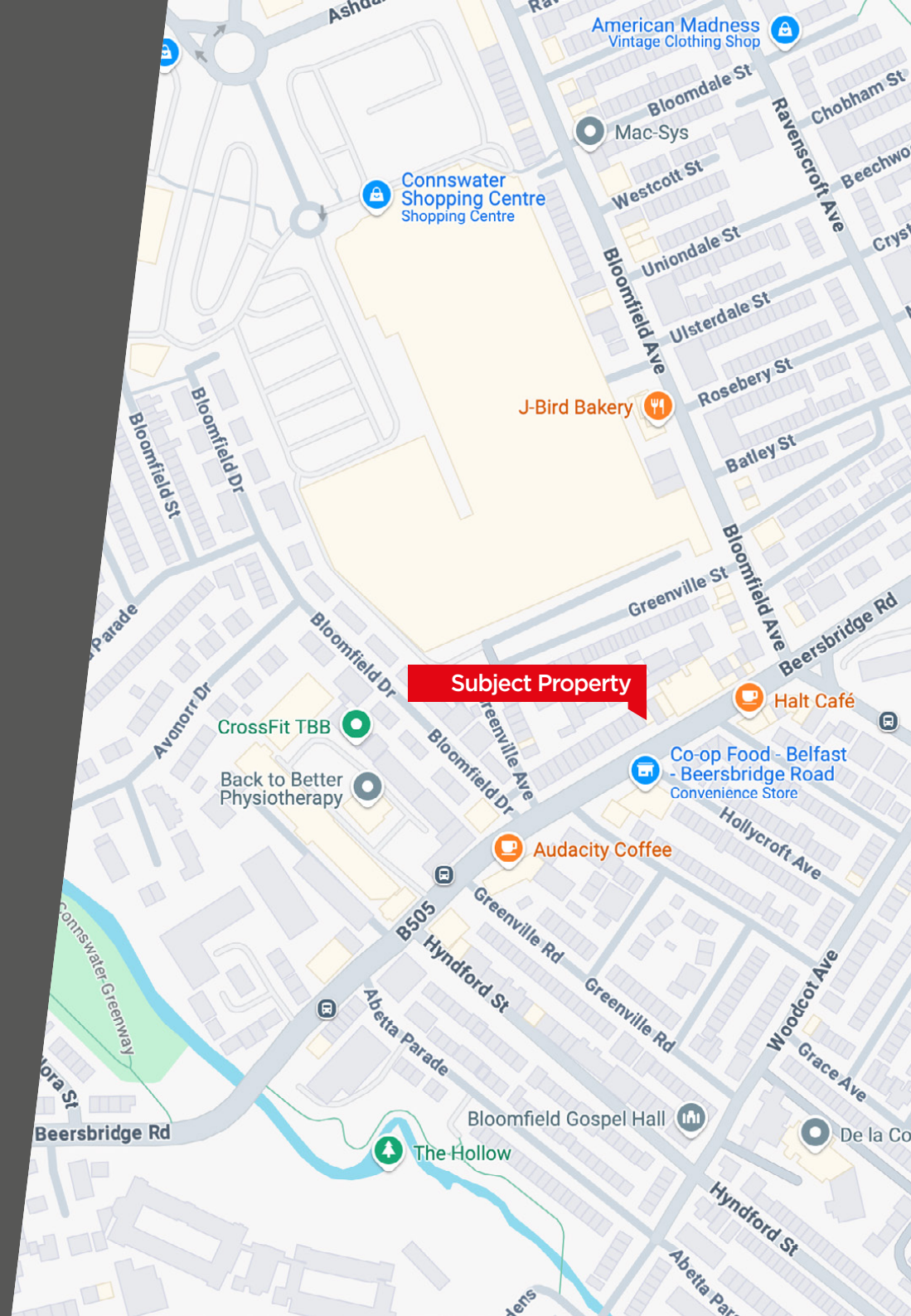
Location

The subject property is situated fronting onto the Beersbridge Road with the property bounded between Greenville Avenue and Bloomfield Avenue, in a parade which includes a mix of residential and commercial properties. To include a doctor's surgery and Boots, with a Co-Op convenience store situated on the opposite side of the road.

Description

The ground floor shop has a glazed shop frontage and an electric roller shutter and has been fitted out with an open plan sales spaces with two storerooms to the rear.

The first floor provides a spacious, contemporary apartment with an excellent, south facing terrace. This apartment consists of an open plan lounge/kitchen area and spacious double bedroom.



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Address	Tenant	Area (sqft)	Rent (PA)	Lease Start	Lease Expiry	Comments
324	Private Individual	486	£6,750	27.11.24	26.05.26	Full Repairing and Insuring
324A	Private Individuals	614	£11,400	01.06.24	31.05.25	
		1,100	£18,150			

Title

Assumed freehold/long leasehold

Price

Inviting offers over £185,000.

VAT

All figures quoted are exclusive of VAT, which may be payable.

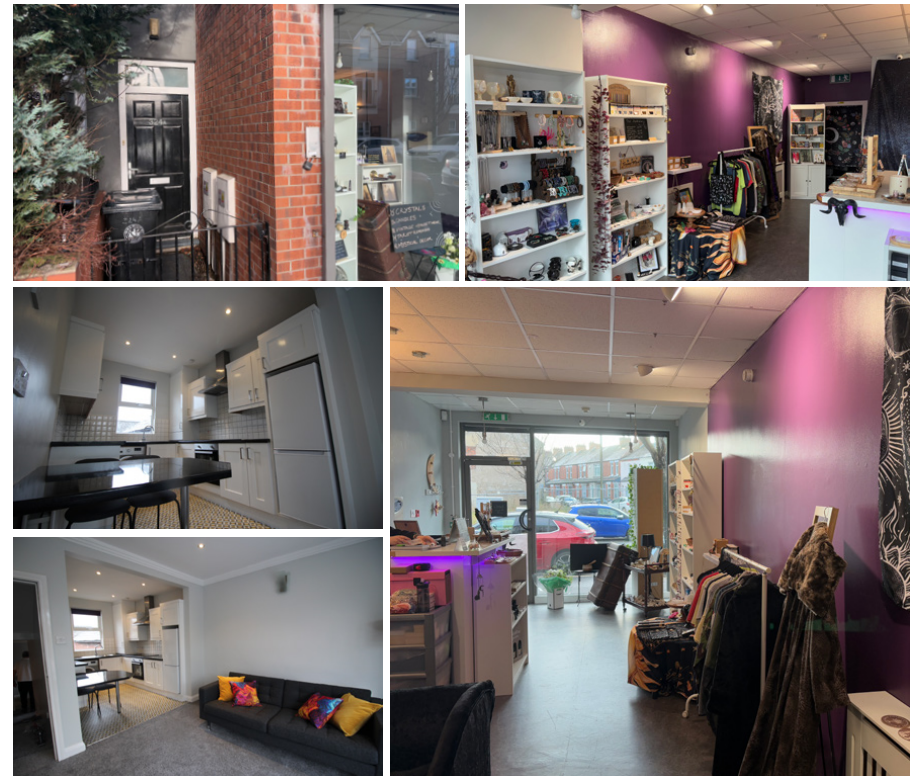
Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

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07885 739063
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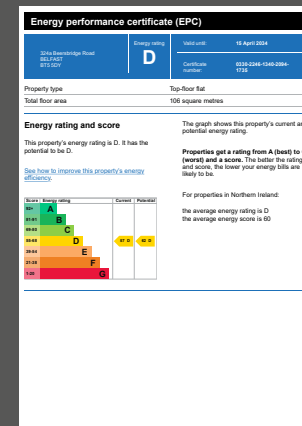
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Disclaimer

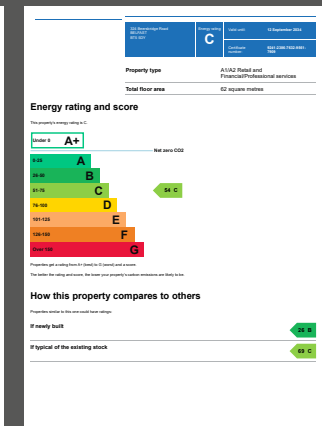
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EPC



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