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FOR IDENTIFICATION PURPOSES ONLY

FOR SALE

41 Rosetta Road, Belfast BT6 0LR

Retail & Office Accommodation of c. 1,503 sq ft with Secure Yard

LOCATION / DESCRIPTION

The subject property is situated in the centre of Rosetta, a popular suburban area within East Belfast.

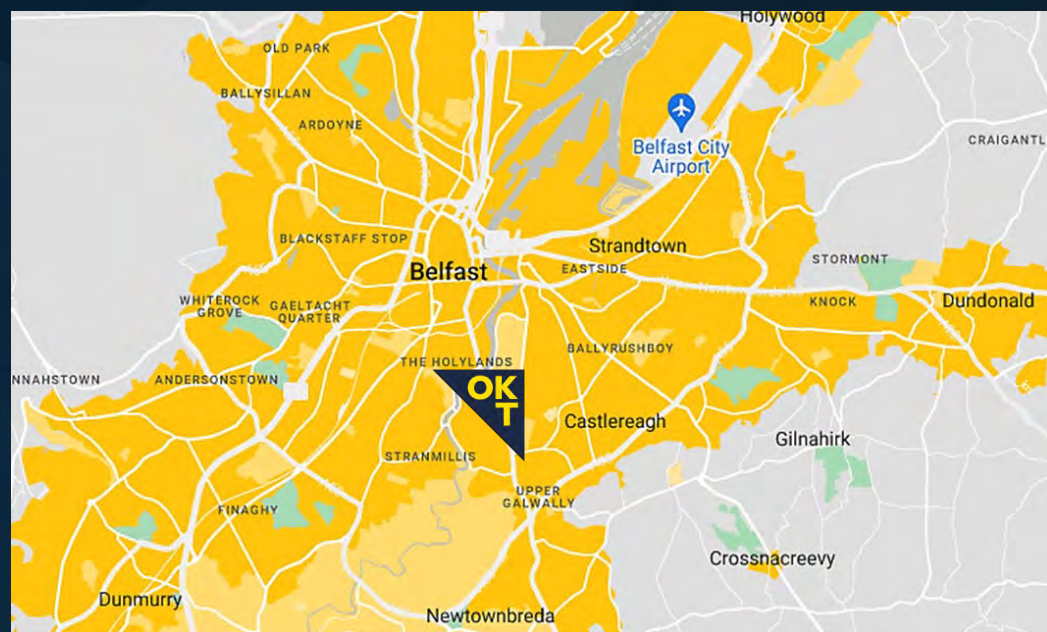
The property is in close proximity to a number of schools, supermarkets and both local and national retailers. Neighbouring occupiers include Tesco Express, Co-Op, McCabe Autos, Ladbrokes and Winemark.

The subject comprises a two-storey semi-detached commercial property with parking to the front and a secure yard to the rear.

The property provides cellular office / retail accommodation across two floors. On the ground floor there is a retailing / showroom area, two private offices, a large store, stockroom and WC. On the first floor there are three further private offices, WC and separate bathroom. The first floor level benefits from ground floor own-door access.

Externally there is a garage to the rear of the property and a secure fenced and gated side and rear yard. To the front of the property there is a parking area which is laid in tarmacadam.

The property has potential for extension / redevelopment and would be suitable for a variety of uses including conversion of the first floor into residential use or subdividing the building into independent commercial units, subject to the necessary planning permission.



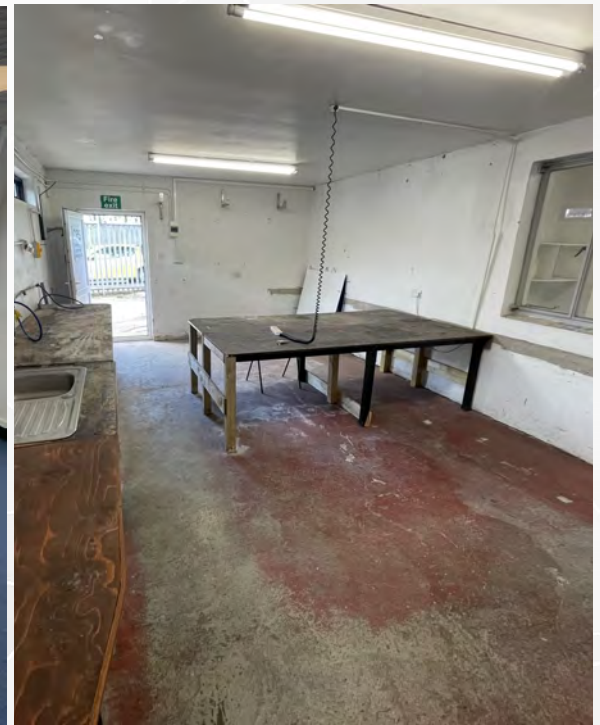
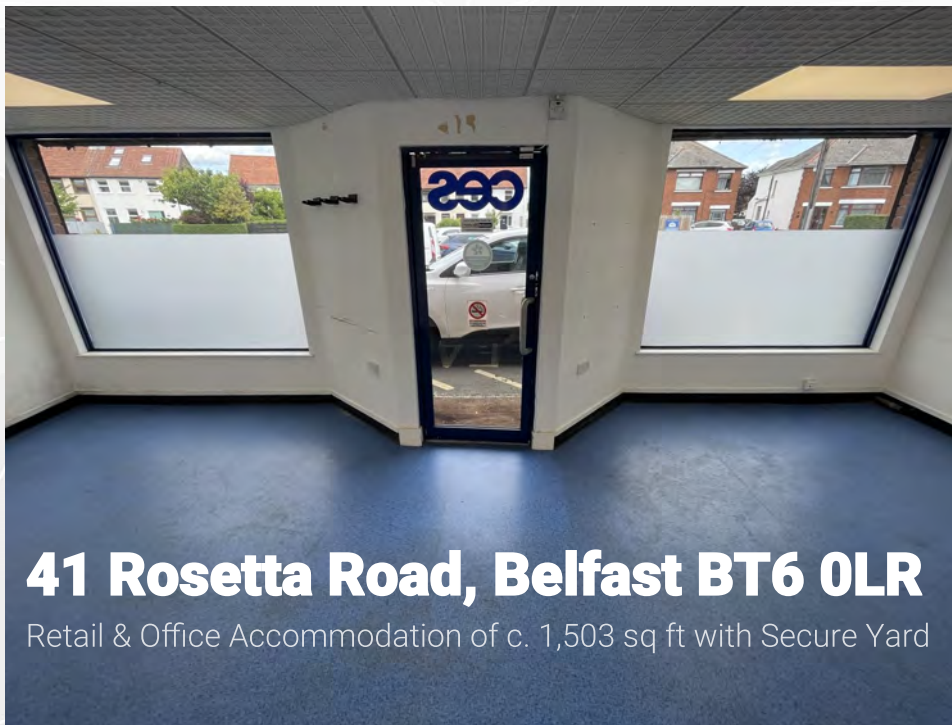
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Shop	C. 21.5 sq m	231 sq ft
2 No. offices	C. 23.8 sq m	256 sq ft
Store	C. 26.8 sq m	289 sq ft
Stockroom	C. 4.6 sq m	50 sq ft
Garage	C. 18.1 sq m	195 sq ft
Ground Floor Total	C. 94.8 sq m	1,021 sq ft
FIRST FLOOR		
3 No. offices	C. 38 sq m	409 sq ft
Kitchen	C. 6.8 sq m	73 sq ft
First Floor Total	C. 44.8 sq m	482 sq ft
TOTAL NET INTERNAL ACCOMMODATION	C. 1439.6 sq m	1,503 sq ft

SITE AREA

The overall site extends to c. 0.11 acres.





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WINEMARK

CO-OP

MCCABE AUTOS

SUBJECT
PROPERTY

TESCO EXPRESS

LADBROKES



SERVICE ROAD

NEIGHBOURING OCCUPIERS | 41 Rosetta Road, Belfast BT6 0LR

SALES DETAILS

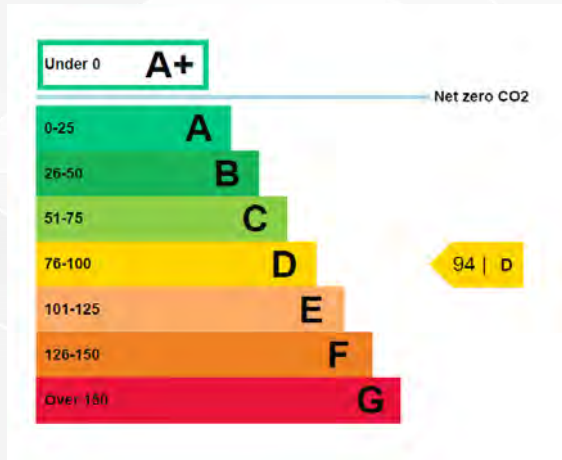
PRICE: We are seeking offers over £265,000
TITLE: Leasehold, subject to a nominal ground rent
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £8,850.00. Estimated rates payable in accordance with LPS website: £5,064.16 .

Please note that all prospective purchasers should make their own enquiries to confirm the NAV / rates payable.

EPC DETAILS



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/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

File No: 9382

FURTHER INFORMATION

For further information / viewing arrangements please contact:

JAMES CHRISTIE

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O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

