

FOR SALE

1 Cregagh Road, Belfast, BT6 8PX

Three Storey Commercial Building Extending to c. 1,006 sq ft

LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Derry/ Londonderry.

The subject property is located on the Cregagh Road, c. 2 miles southeast of the City Centre. Neighbouring occupiers include Brew & Bake, Belfast Denim Co., And Keown Solicitors.

DESCRIPTION

The subject comprises a three-storey end terrace office building. The building is of traditional construction with a pitched roof and gas heating.

The ground is laid out to provide an open plan office / retail area and a private office. On the first floor there are two offices, kitchenette and WC with two further offices on the second floor. Externally there is an enclosed year to the rear.

The property benefits from additional access to the upper floors and therefore may be suitable for residential or alternative uses, subject to any necessary planning consents.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Retail Space	c. 17	186
Retail Space	c. 7	78
Retail Space	c. 8	85
Retail Space	c. 6	67
Office	c. 5	60
FIRST FLOOR		
Office 1	c. 14	149
Office 2	c. 9	100
Kitchen	c. 2	27
WC	-	-
SECOND FLOOR		
Office 1	c. 14	157
Office 2	c. 9	97
TOTAL ACCOMMODATION	c. 91	1,006







1 Cregagh Road, Belfast, BT6 8PX

Ground floor office accommodation extending to c. 1,006 sq ft)











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.

REF: 10607

SALE DETAILS

PRICE : Offers over £85,000

TITLE: Assumed freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

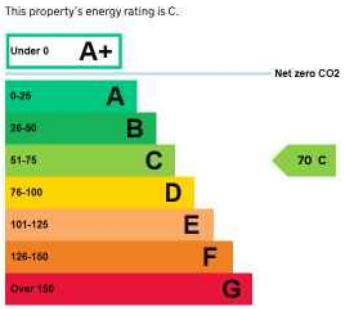
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV

NAV: £8,250

Estimated rates payable in accordance with LPS Website: £5,365

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.





FURTHER INFORMATION

For further information / viewing arrangements please contact:

JAMES CHRISTIE
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ROSS PATTERSON
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O'CONNOR KENNEDY TURTLE

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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.