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FOR SALE

139 Andersonstown Road, Belfast, BT11 9BW

Detached House / Potential Redevelopment Opportunity Extending to c. 1,142 sq ft

LOCATION / DESCRIPTION

The subject property is situated on Andersonstown Road in West Belfast, c. 3.7 miles from the City Centre.

The immediate area benefits from excellent transport links and access to a wide range of local amenities, including schools, supermarkets, cafes and restaurants. Neighbouring occupiers include Arizona Espresso Company, Coopers Pharmacy, UPS and Nugelato.

In addition, the property is situated just 0.7 miles from Kennedy Way Roundabout which provides access to the city centre and the South.

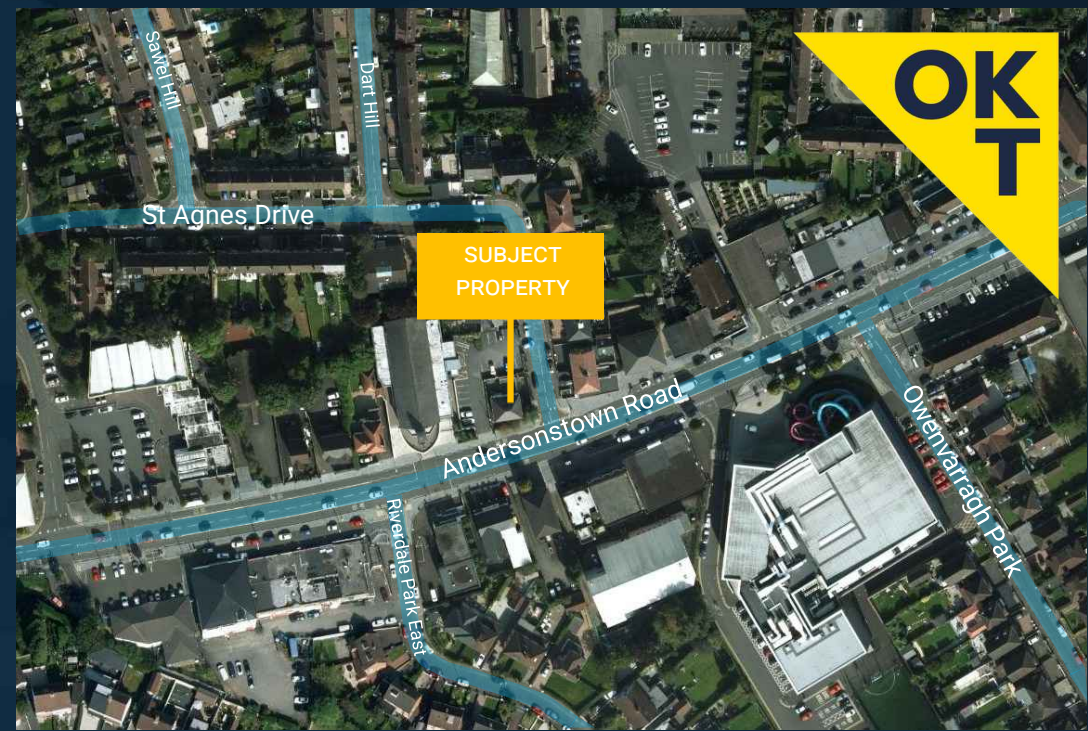
The subject comprises a detached two storey house which would be suitable for alternative commercial uses.

The property is of traditional blockwork construction with a pitched tiled roof. The ground floor is laid out to provide 3 reception rooms, office, kitchen, WC and store. The first floor provides 3 bedrooms, kitchen, bathroom, and wardrobe / store.

The property would be suitable for a variety of uses, subject to any necessary planning consents.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Reception 1	3.86 m x 3.38 m	12.7ft x 11.1ft
Reception 2	3.38m x 3.18m	12.7ft x 10.4ft
Reception 3	3.32m x 3.84m	10.9ft x 12.6ft
Office	3.6m x 3.53m	11.8ft x 11.5ft
Kitchen	3.32m x 2.84m	10.9ft x 9.32ft
Store	1.38m x 1.12m	4.53ft x 3.67ft
WC	-	-
FIRST FLOOR		
Bedroom 1	4.2m x 3.35m	13.8ft x 11ft
Wardrobe / Store	1.6m x 1.95m	5.25ft x 6.4ft
Bedroom 2	3.88m x 3.35m	12.7ft x 11ft
Bedroom 3	3.19m x 2.68m	10.5ft x 8.8ft
Kitchen	2.86m x 2.58m	9.38ft x 8.46ft
Bathroom	-	-

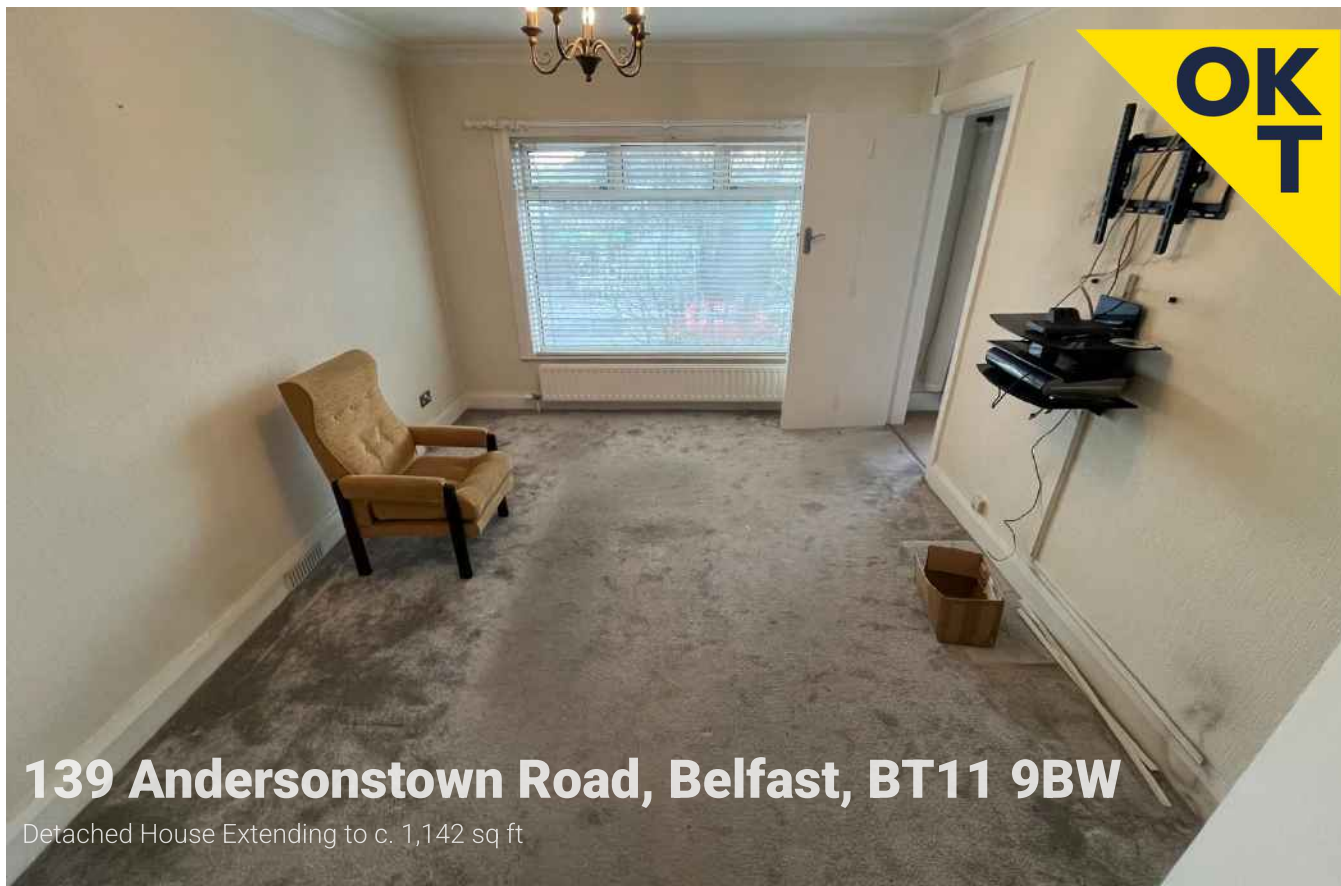


KENNEDY CENTRE

ARIZONA ESPRESSO
COMPANYWESTWOOD
CENTREANDERSONSTOWN
LEISURE CENTRESUBJECT
PROPERTYFEGANS
PHARMACY

NEIGHBOURING OCCUPIERS

139 ANDERSONSTOWN ROAD, BELFAST



139 Andersonstown Road, Belfast, BT11 9BW

Detached House Extending to c. 1,142 sq ft



SALES DETAILS

PRICE: £250,000
TITLE: Assumed freehold
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

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.

NAV (RATES PAYABLE)

NAV: 120,000.00

Estimated rates payable in accordance with LPS website:
£1,206

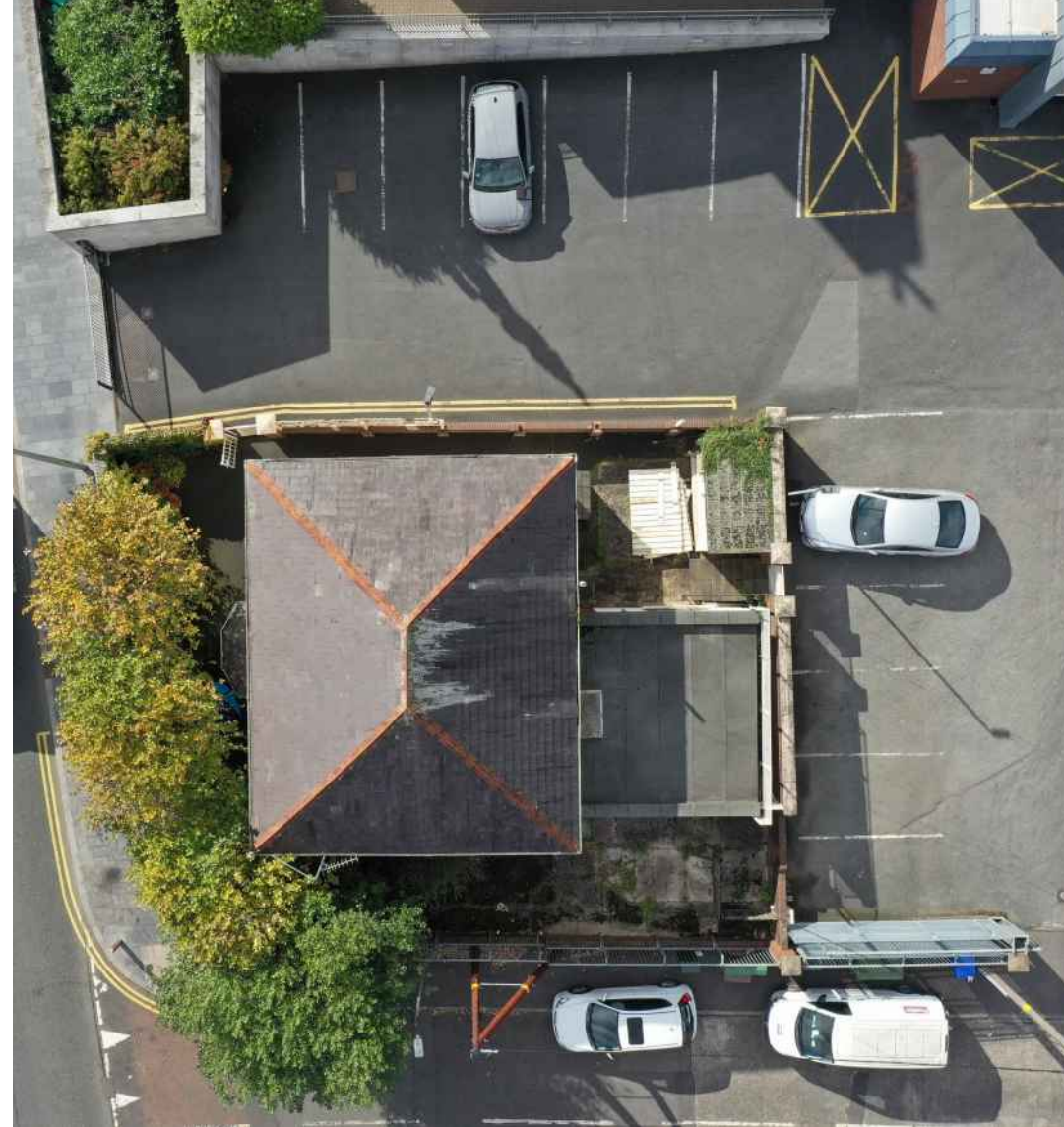
All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



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: DGF



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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.

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