

# FOR SALE

## 3 Storey Office Building with Car Parking 47 University Street, Belfast BT7 1FY



**Situated in the heart of the University Area between University Road and Botanic Avenue, this property is ideal for both owner-occupiers and investors alike.**

- **Prime location**
- **Hi Speed Broadband Connecting Cities available**
- **Economy 7 electric heating**
- **Car parking to rear**



SIZE	Ground Floor:	Offices	333 sq.ft.	(30.9 sq.m.)
		Kitchen	70 sq.ft.	(6.5 sq.m.)
	First Floor	Offices	418 sq.ft.	(38.8 sq.m.)
		Ladies and Gents W.C.s		
	Second Floor	Offices	371 sq.ft.	(34.5 sq.m.)
	Outside	2 no. Car Parking Spaces to rear		

**PRICE Offers in the region of £165,000**

**VAT** Not applicable to price to best of our knowledge

**RATES** NAV £9,100  
Rates payable 2015/2016 £5,218.10

**EPC** G-186

**VIEWING** By appointment with Sole Agents 028 9042 4747

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