

FOR SALE / TO LET

Ground Floor Retail Plus Upper Floors
56 Bloomfield Avenue, Belfast BT5 5AD



LOCATION

The subject property is located on **Bloomfield Avenue** in **East Belfast**. **Bloomfield Avenue** is a busy thoroughfare and was traditionally one of the main shopping streets in the area. Neighbouring occupiers currently include **Mac Systems, Belmont Dental Lab, Amanda Wilson Artistry, Burbridge Duncan Property Agents, Company Hairdressers**. The building is also directly opposite **Connswater Shopping Centre** pedestrian side entrance and beside the traffic crossing.

DESCRIPTION

The building is a three storey end terrace of traditional red brick construction with slate roof. The Unit is well finished at ground floor level to include: solid floor overlaid with a mixture of tiling and solid wood, suspended ceiling with mainly recessed and diffused fluorescent lighting, aluminium shop front and electric roller shutter door. The upper floors need renovated, but could be either used as storage or change of use for residential (subject to planning) with its own door access in place off **Bloomdale street**.

PRICE	Offers over £125,000 exclusive
RENT	£10,000 per annum exclusive
TERM	Flexible minimum 3 years
REPAIRS / INSURANCE	FRI basis

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 e-mail: dee@trcommercial.co.uk

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ACCOMMODATION

Main Retail Shop (incl changing rooms)	c. 663 sq.ft.	(61.6 sq.m.)
Rear Storage / Kitchen Plus W.C.	c. 36 sq.ft.	(3.3 sq.m.)
First Floor Storage	c. 565 sq.ft.	(52.55 sq.m.)
Second Floor Storage	c. 326 sq.ft.	(30.3 sq.m. to max)

Total Accommodation c. **1,590 sq.ft. (147.75 sq.m.)**

RATES	NAV	£7,850.00
	Rates payable 2018/19	£3,785.60 (with SBRR)

EPC Awaiting certificate

BILLBOARD Potential purchasers should note there is income from the billboard site
Gross of £1,000 per annum

VIEWING By appointment with Sole Agent
028 9042 4747



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