



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

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CHARTERED VALUATION SURVEYORS

ACCOMMODATION

Main Retail Shop (incl changing rooms) c. 663 sq.ft. (61.6 sq.m.) Rear Storage / Kitchen c. 36 sq.ft. (3.3 sq.m.)

Plus W.C.

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

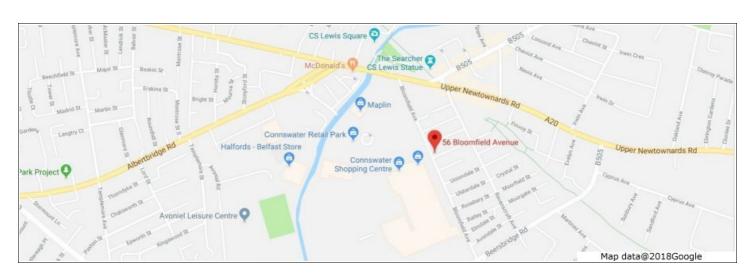
is income from the billboard site Gross of £1,000 per annum

VIEWING By appointment with Sole Agent

028 9042 4747







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