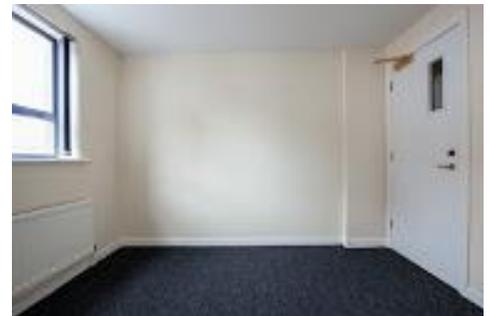


FOR SALE

Prominent Corner Building with Hot Food Planning Consent plus Upper Floor Offices
23 Donegall Road, Belfast BT12 5JJ



Location

The subject property is located on the Donegall Road, Belfast on a prominent corner site at its junction with Wesley Street, in close proximity to Shaftsbury Square and Bradbury Place. It's neighbouring occupiers include: Kensington Group Practice Doctors Surgery, Allens Furniture, Allens Tours, KFC and Oasis Gaming.

Description

The building is a former ground floor opticians arranged as front retail with rear private office and separate W.C. There is also a rear garage accessed by an electric roller shutter door.

The ground floor has change of use passed for Hot Food. The building itself currently has air conditioning and underfloor heating, oil fired central heating and a zoned alarm system. There is a recently installed gas connection for upgrading to gas central heating if required.

First and Second Floors are accessed via a separate side entrance and could be separately occupied. It is finished to include solid floor overlaid with carpet, plastered and painted walls and double glazed windows.

PRICE £150,000 exclusive

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

e-mail: gareth@trcommercial.co.uk

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Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.



ACCOMMODATION

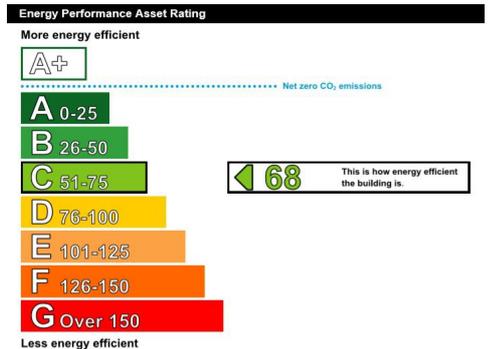
Ground Floor: Retail	c.377 sq.ft.	(34.9 sq.m.)
Garage/Store plus W.C.	c.114 sq.ft.	(10.6 sq.m.)
First Floor: Offices	c.442 sq.ft.	(41.15 sq.m.)
Second Floor: Offices	c.317 sq.ft.	(29.4 sq.m.)
Kitchen plus W.C.	c.79 sq.ft.	(7.4 sq.m.)
Total Accommodation	c.1,329 sq.ft.	(123.4 sq.m.)

VAT The building is not registered for VAT therefore VAT is not chargeable on the sale price.

NAV Ground and Part First Floor £2,550
 Part First Floor- Front £1,800
 Second Floor £1,650
 Prospective purchasers are advised to make their own enquiries

EPC C-68

VIEWING By appointment with Sole Agent 028 9042 4747



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