

FOR SALE

143-145 Albertbridge Road, Belfast, BT5 4PS

COMMERCIAL PREMISES WITH PLANNING APPROVAL FOR SELF-CATERING TOURIST ACCOMMODATION

Lisney

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Configured as 8no. studio-style units with ensuite/shower rooms

Convenient access to Belfast City Centre and Titanic Quarter

May be suitable for residential conversion (STPP)

LOCATION

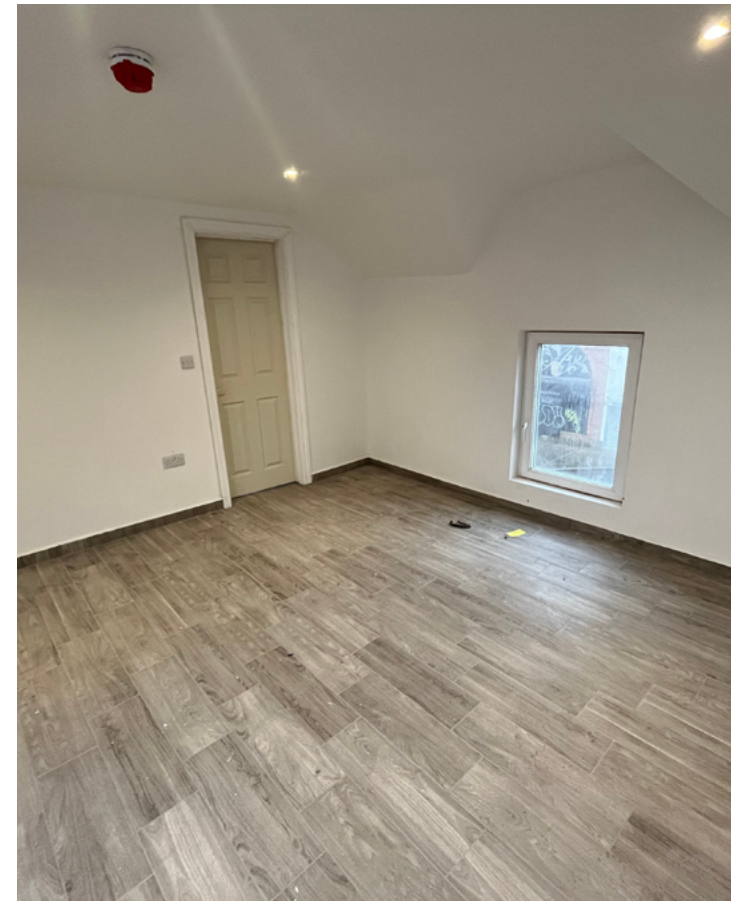
The property is located on Albertbridge Road, approximately 1.3 miles east of Belfast City Centre. The subject is also within close proximity of Titanic Quarter, which is just 1.8 miles to the north.

The property benefits from excellent transport links, being located on the glider route and is in close proximity to a multitude of local amenities, with Connswater Shopping Centre within walking distance.

DESCRIPTION

The property comprises an end terrace commercial premises which has recently been converted to provide 8 studio-style units with ensuite/shower rooms. The subject was granted full planning approval for self-catering tourist accommodation under application number LA04/2018/1153/F.

Internally the property has been partially refurbished to provide wood effect tiled flooring throughout, painted walls, plastered ceilings with spotlights and fully tiled ensuite/shower rooms. Some additional final finishes will be required. Externally the building is finished in a painted render with slate roof covering and requires cosmetic improvement works.



ACCOMMODATION

The areas below are approximate areas.

Floor	Area Sq M	Area Sq Ft
Studio 1	14.94	161
Studio 2	32.87	354
Studio 3	20.01	215
Studio 4	13.67	147
Studio 5	20.66	222
Studio 6	10.99	118
Studio 7	20.39	219
Studio 8	14.74	159
TOTAL	148.27	1,595



RATES

NAV: £4,840

Rates Payable (23/24): £2,775.27

TITLE

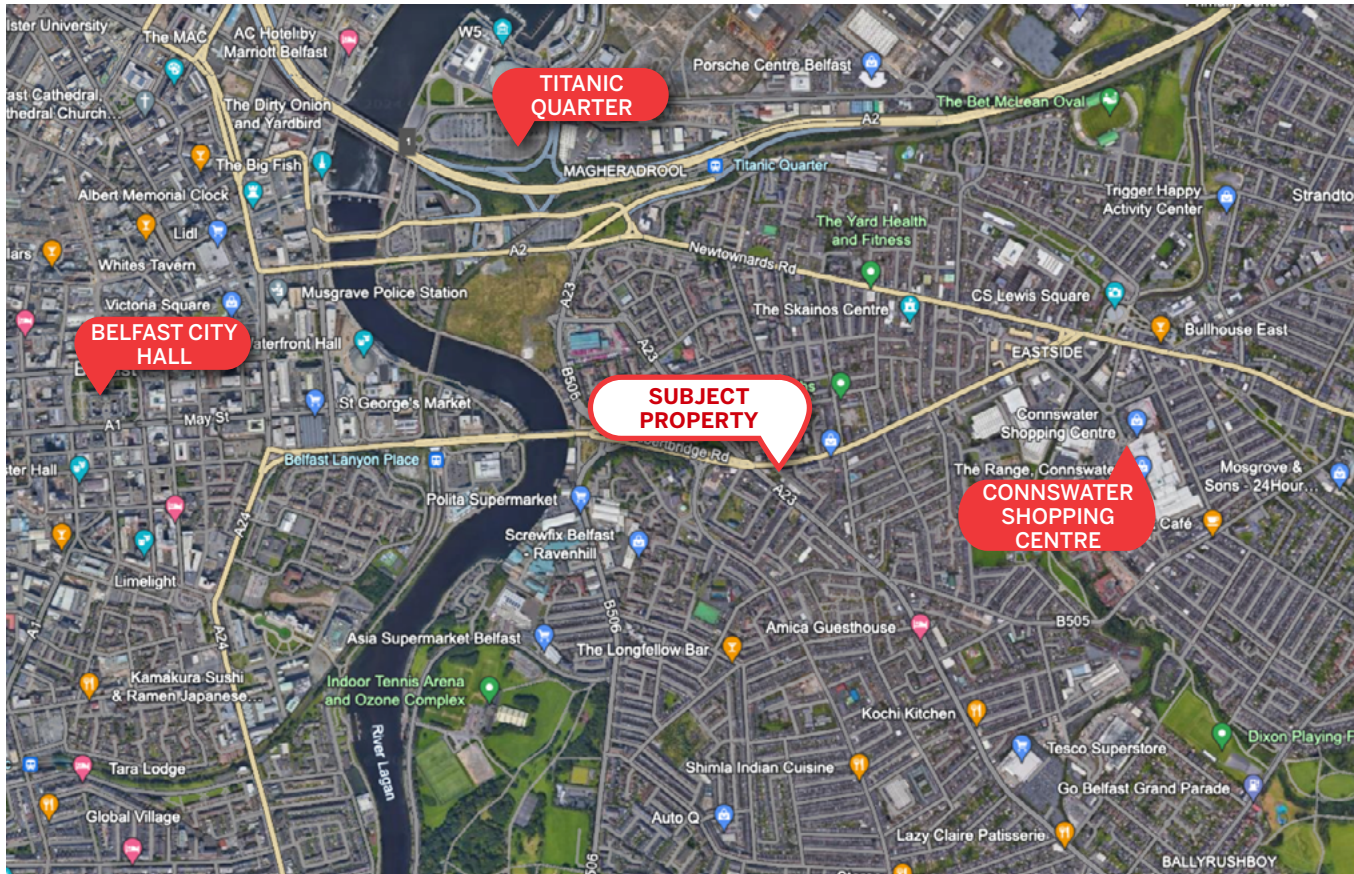
We understand the property is held by way of a fee farm grant. The vendor's solicitor will provide title documents.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.



LOCATION

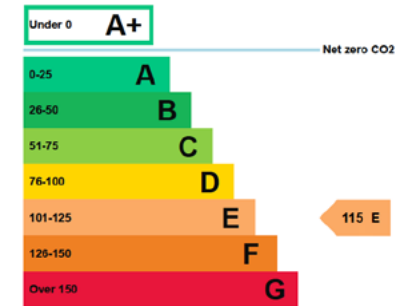


STAMP DUTY

Stamp duty will be the liability of the purchaser.

EPC

The property has an Energy Efficiency rating of E115. The full Certificate can be made available upon request.



PROPOSAL

Price on application.

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 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. 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.

Lisney

COMMERCIAL REAL ESTATE

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Viewing Strictly by appointment with the sole selling agent Lisney.

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