



## Prominent Retail Premises

### Property Highlights

- Fantastic commercial premises occupying a corner position on Bloomfield Avenue.
- Set over three floors extending to approximately 1,399 sq.ft (130 sq.m.).
- Abundance of car parking in the immediate vicinity.
- Potential to redevelop the upper floors for residential use (subject to planning).

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## Location

Bloomfield Avenue is a well established retail location in East Belfast, situated a short distance from Connswater Shopping Centre & Retail Park, just off the Newtownards Road. There is abundant free on-street parking with numerous other public car parks in the immediate vicinity.

## Description

The subject property comprises a three storey end-terrace building arranged to provide retail accommodation at ground floor with office and storage accommodation at 1<sup>st</sup> and 2<sup>nd</sup> floors. The ground floor is finished to include plastered/painted walls, carpeted floors, suspended ceilings with recessed spot lighting, whilst the upper floors are finished to include plastered/painted walls and ceilings, surface mounted lighting and a range of floor finishes.

## Accommodation

The property provides the following approximate net internal areas:

Description	Sq Ft	Sq M
Ground Floor	754	70.05
First Floor	323	30.00
Second Floor	322	29.91
First Floor	1,399	129.96

## Title

Assumed Freehold or Long Leasehold subject to a nominal ground rent.

## Asking Price

£120,000 exclusive, subject to contract.

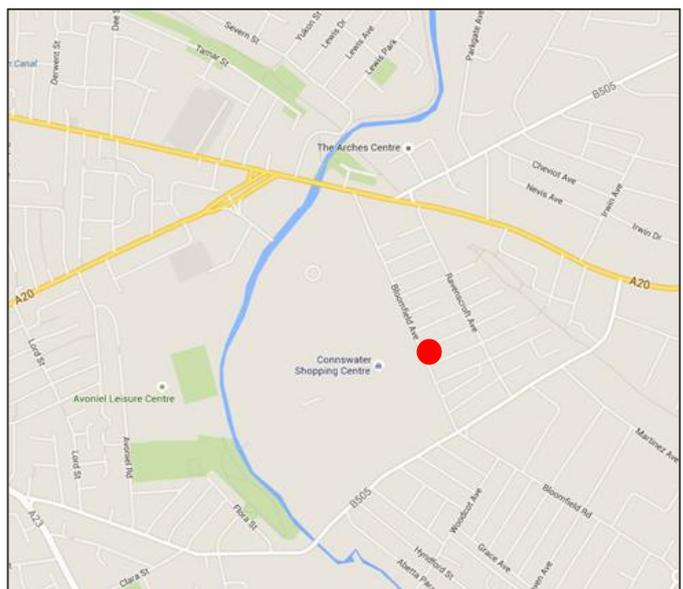
## NAV

We are advised by Land & Property Services that the Net Annual Value of the property is £7,300 resulting in rates payable of approx. £4,400 based on the current rate in the £ of 0.602803 for 2018/2019.

## VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

## EPC



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