



Redevelopment / Refurbishment Opportunity

Property Highlights

- Mid terrace property with redevelopment potential subject to any necessary consents.
- Occupies a prominent position on one of Belfast's main arterial routes.
- Extending to approximately 1,174 sq ft

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FOR SALE

153 Albertbridge Road, Belfast

Location

The subject property occupies a prominent position on the Albertbridge Road, one of the main arterial routes into Belfast in close proximity to East Bridge Street and Belfast Central Station. It provides numerous amenities including shops and excellent bus links into the city centre. The premises is also in close proximity to Connswater Shopping Centre and benefits from a significant residential catchment population in the surrounding area.

Description

The three storey mid terraced property provides an excellent redevelopment/refurbishment opportunity suitable for a range of uses subject to necessary consents, on a busy arterial route with high pedestrian footfall.

Neighbouring occupiers include AH Design, Teen Challenge Belfast, Scripture Union Resource Centre & Bookshop, LRG Sound & Vision Ltd, Polita and Gordons Chemist.

Accommodation

The property provides the following approximate net internal areas:

Description	Sq Ft	Sq M
Ground Floor Area:	665	61.78
First Floor Area:	257	23.88
Second Floor Area:	252	23.41
Total:	1,174	109.07

Title

Assumed freehold or long leasehold.

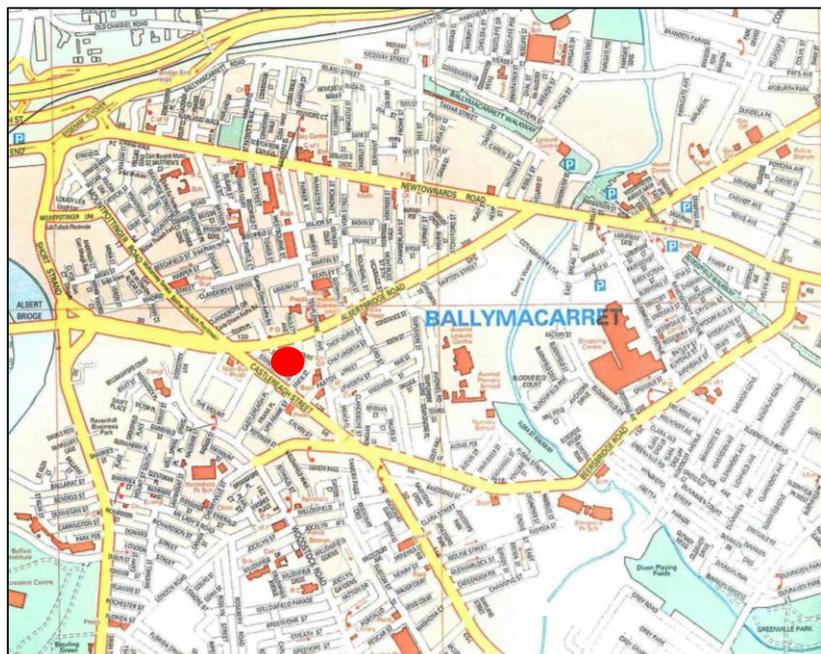
Price

Offers in excess of £50,000, subject to contract.

VAT

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

EPC



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