

FOR SALE/TO LET

PERIOD TERRACED BUILDING
7 LOWER CRESCENT, BELFAST

**Campbell
Cairns**
Commercial

028 9024 9024



FOR SALE/TO LET PERIOD TERRACED BUILDING

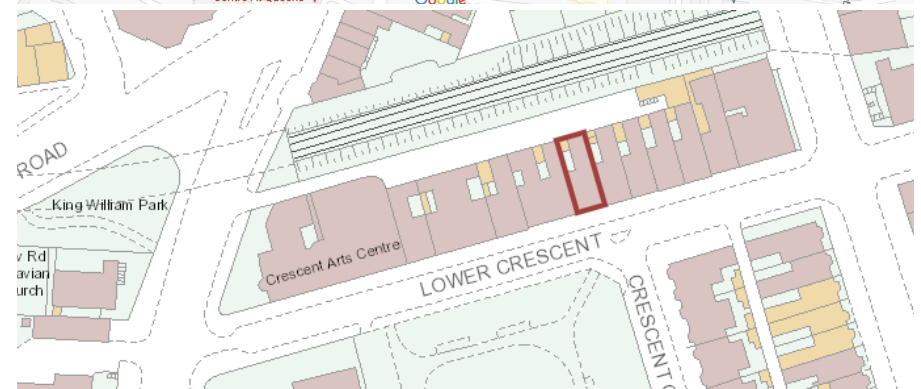
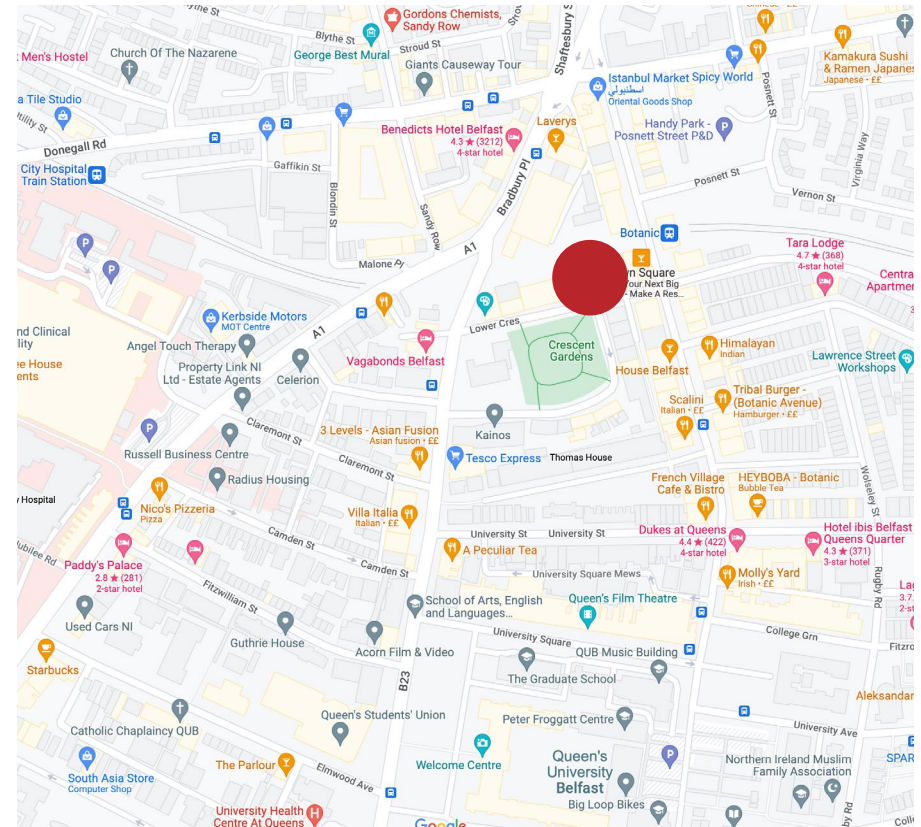
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LOCATION

Well located in the University Area of South Belfast between University Road and Botanic Avenue overlooking Crescent Gardens, within walking distance of Queens University, Royal Hospital, Botanic train station, and Belfast City Centre. A number of new developments in the area will only further improve the location.

DESCRIPTION

This mid terraced property offers bright freshly redecorated self contained accommodation over 4 floors and retains many attractive period features. The property has recently been refurbished to cater for a clinical environment. The building would potentially be suitable for both commercial and residential use (subject to planning). On street car parking is widely available in the area.



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ACCOMMODATION

The building provides the following net internal areas:

Ground Floor	884 sq ft	82.12 sq m
Enclosed Yard		
First Floor	836 sq ft	77.66 sq m
WC's		
Second Floor	551 sq ft	51.19 sq m
Third Floor	280 sq ft	26.00 sq m
Total	2,551 sq ft	236.98 sq m

PRICE

Offers over £325,000.

LEASE DETAILS

Term	Negotiable
Rent	£25,000 per annum
Repairs	TBC
Insurance	Tenant to reimburse the landlord with a fair proportion of the landlords building insurance
Service Charge	Tenant to contribute to common costs relating to the building.

RATES

The NAV of the property is currently assessed at £2,670.

Rate poundage 2022/23 is £0.543.

Title

Freehold or long leasehold subject to a nominal ground rent.

VAT

Prices outgoing and rentals do not include VAT which will be chargeable.

VIEWING

Appointments can be made through Campbell Cairns (Tel: 028 9024 9024).





For viewing appointments please contact:

Ronan Campbell

07803 722898

ronan@campbellcairns.com

Emily Law

07703 809256

emily@campbellcairns.com

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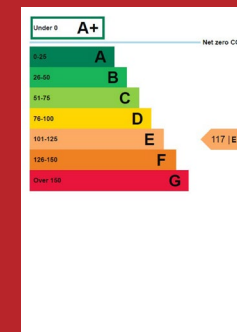
3rd Floor, 65-67 Chichester Street, Belfast BT1 4JD

028 9024 9024

info@campbellcairns.com

campbellcairns.com

EPC



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