

FOR SALE

52 ADELAIDE AVENUE, BELFAST, BT9 7FY

**WITH PLANNING PERMISSION FOR
CLINICAL/MEDICAL FACILITIES**



028 9024 9024



FOR SALE

52 ADELAIDE AVENUE, BELFAST, BT9 7FY

WITH PLANNING PERMISSION FOR CLINICAL/MEDICAL FACILITIES



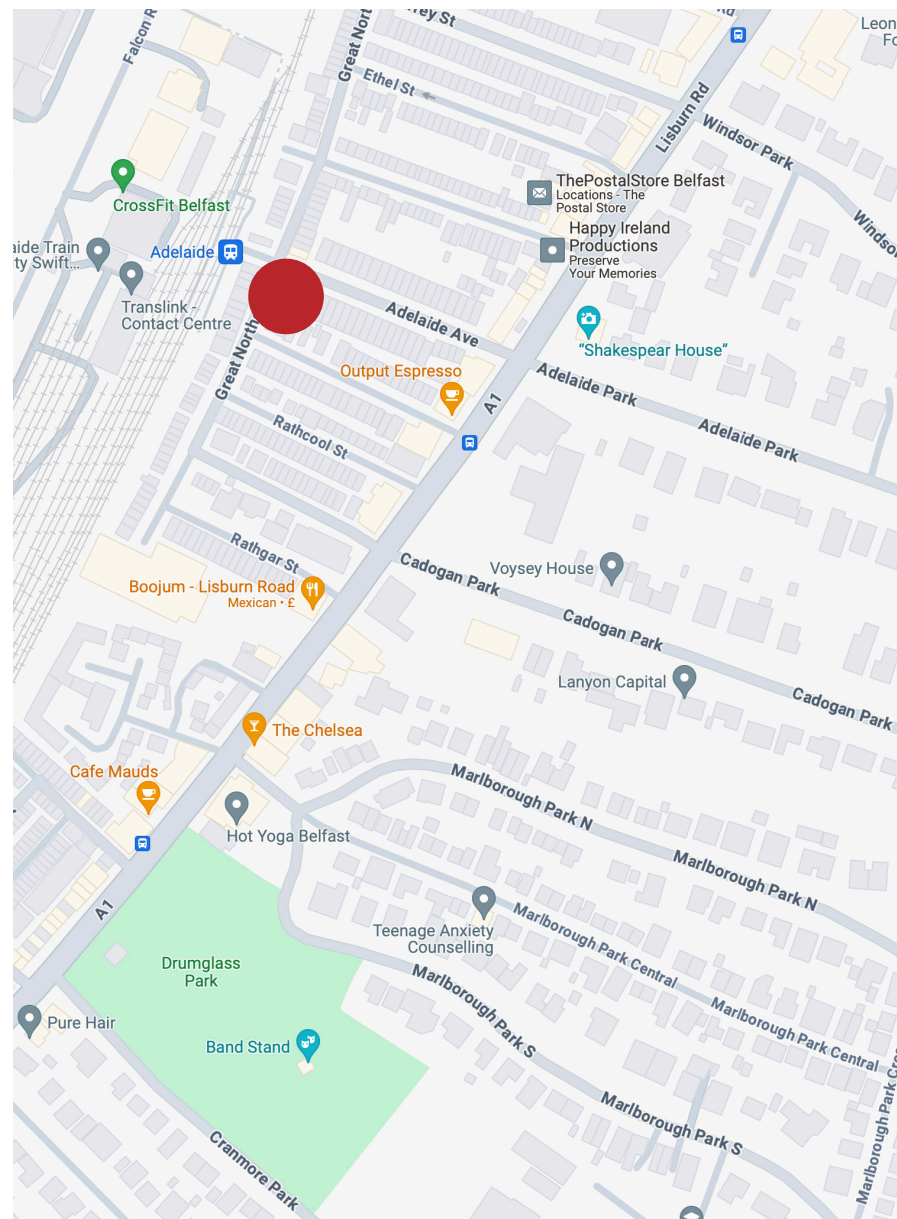
LOCATION

Adelaide Avenue is located just off the Lisburn Road approximately 2 miles south of Belfast City Centre. The subject property is located on the corner of Adelaide Avenue and Great Northern Street and can be accessed via either. The property is directly opposite Adelaide Train Station.

DESCRIPTION

The property comprises a 3 storey end terrace and is finished to include plastered and painted walls, flooring, gas heating and WC facilities. The property is provided with a passenger lift that services ground and part first floor.

The property would be suitable for a variety of uses subject to planning and currently benefits from planning permission for Clinical/Medical facilities (Ref: Z/2007/1537/F) therefore it may be suitable for uses such as dental, clinics or private GP surgery.



FOR SALE

52 ADELAIDE AVENUE, BELFAST, BT9 7FY

WITH PLANNING PERMISSION FOR CLINICAL/MEDICAL FACILITIES



028 9024 9024

ACCOMMODATION

Ground Floor	Sq Ft	Sq M
Ground Floor	773	71.81
First Floor	585	54.35
Second Floor	318	29.54
Total	1,676	155.7

NAV

According to the Land & Property Services' website, the NAV for the subject property is £9,250. Rate poundage for 2024/2025 is £0.59936. This gives a current annual rates bill of approximately £5,544.

SALES DETAILS

Price: £300,000

Title: Freehold or long leasehold which may be subject to a nominal ground rent.

VAT

Prices, outgoings and rent do not include VAT which may be chargeable.





For viewing appointments please contact:

Emily Law

07703 809256

emily@campbellcommercial.co.uk

Campbell Commercial

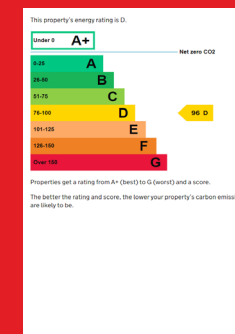
Scottish Provident Building, 7 Donegall Square West, Belfast, BT1 6JH

028 9024 9024

info@campbellcommercial.co.uk

campbellcommercial.co.uk

EPC



Disclaimer - Campbell Cairns (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Campbell Cairns or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Campbell Cairns cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Campbell Cairns has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Campbell Cairns will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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 - <http://www.legislation.gov.uk/uksl/2017/692/made> 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 Campbell Cairns. 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.