



## Period Mid Terrace Commercial Property

### Property Highlights

- Occupying an excellent position directly opposite Queens University.
- Extending to approximately 992 sqft (92.18 sqm) over 3 floors.
- Ground floor previously used as a coffee shop, with office accommodation on the upper floors.
- Offers in the region of £160,000 exclusive, subject to contract.

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## Location

The subject property occupies a highly prominent position on University Road, close to its junction with Fitzwilliam Street and immediately opposite Queens University, approximately 1.0 mile from Belfast City Centre. The property benefits from a high volume of pedestrian footfall and passing traffic, as University Road forms part of a main arterial route connecting south Belfast to the City Centre.

The surrounding locality provides an excellent mix of residential and commercial occupiers including AIB, Villa Italia, Kainos, Tesco Express, Ulster Bank, Post Office and Maggie Mays.

## Description

The subject property is a Grade B Listed (Ref: HB26/28/011), three storey mid terrace building of traditional construction. The ground floor was previously occupied as a coffee shop which leads to a small enclosed yard to the rear, whilst the upper floors are arranged to provide three offices and a WC at first floor and a further two offices at second floor.

Internal finishes at ground floor include plastered & painted ceilings, painted, tiled and feature brick walls, wooden and tiled floors. The first and second floors are finished to include plastered & painted walls and ceilings, surface mounted lighting and laminate floor coverings.

## Accommodation

The property provides the following approximate internal areas:

Description	Sq Ft	Sq M
Ground Floor	372	34.55
First Floor	400	37.17
Second Floor	220	20.46
<b>Total</b>	<b>992</b>	<b>92.18</b>

\*WC reflected.

## Title

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

## NAV

We are advised by Land & Property Services that the NAVs are as follows:

Ground Floor: £3,650 – Estimated Rates payable for 2021/22 of approximately £1,982.

1<sup>st</sup> Floor Office: £1,850 – Estimated Rates payable for 2021/22 of approximately £1,005.

1<sup>st</sup> & 2<sup>nd</sup> Floor Offices: £3,500 – Estimated Rates payable for 2021/22 of approximately £1,901.

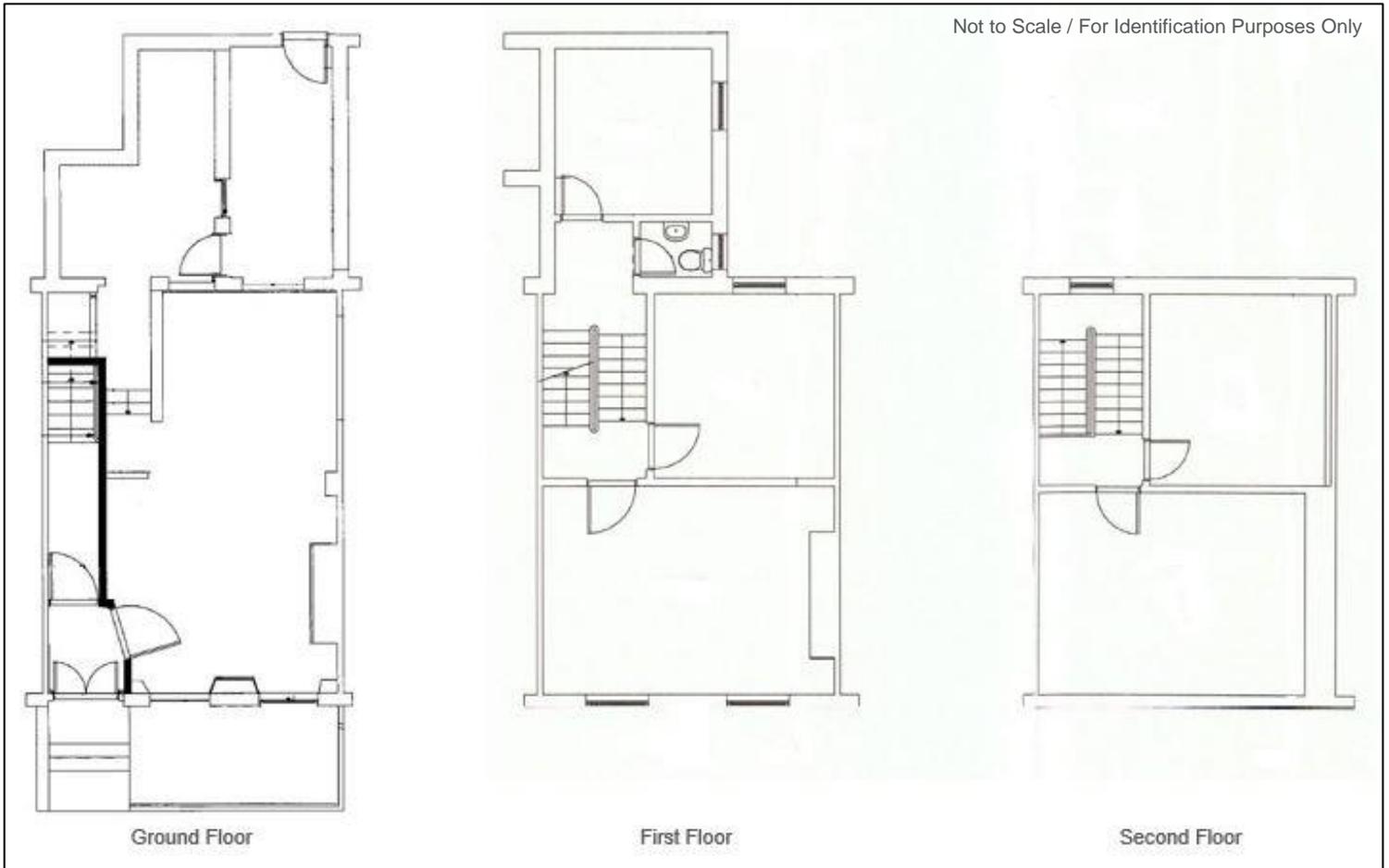
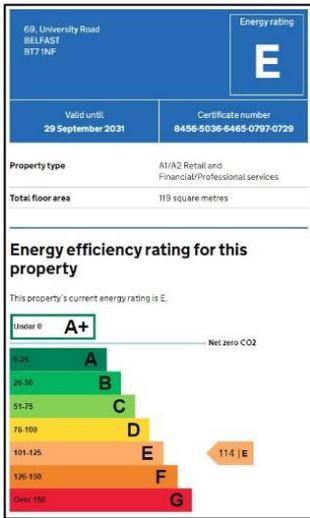
## Price

Offers in the region of £160,000 exclusive, subject to contract.

**VAT**

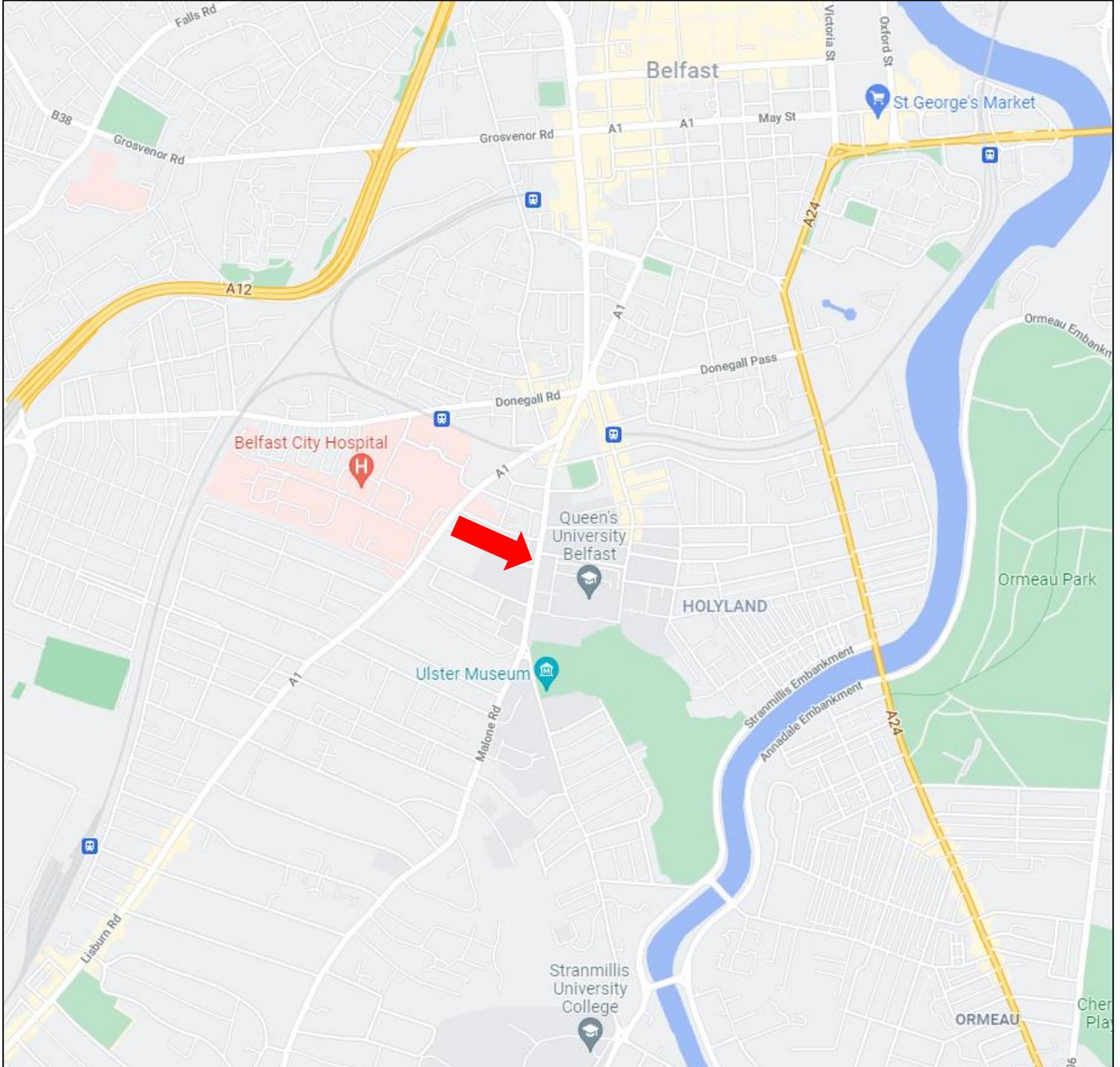
We are advised that the property is not elected for VAT.

**EPC**



**FOR SALE**

**69 University Road  
Belfast, BT7 1NF**



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