



**For Sale Warehouse/  
Redevelopment Opportunity**

2 Manderson Street, Belfast, BT4 1TR

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**FRAZER  
KIDD**



# For Sale Warehouse/ Redevelopment Opportunity

2 Manderson Street, Belfast, BT4 1TR

## Summary

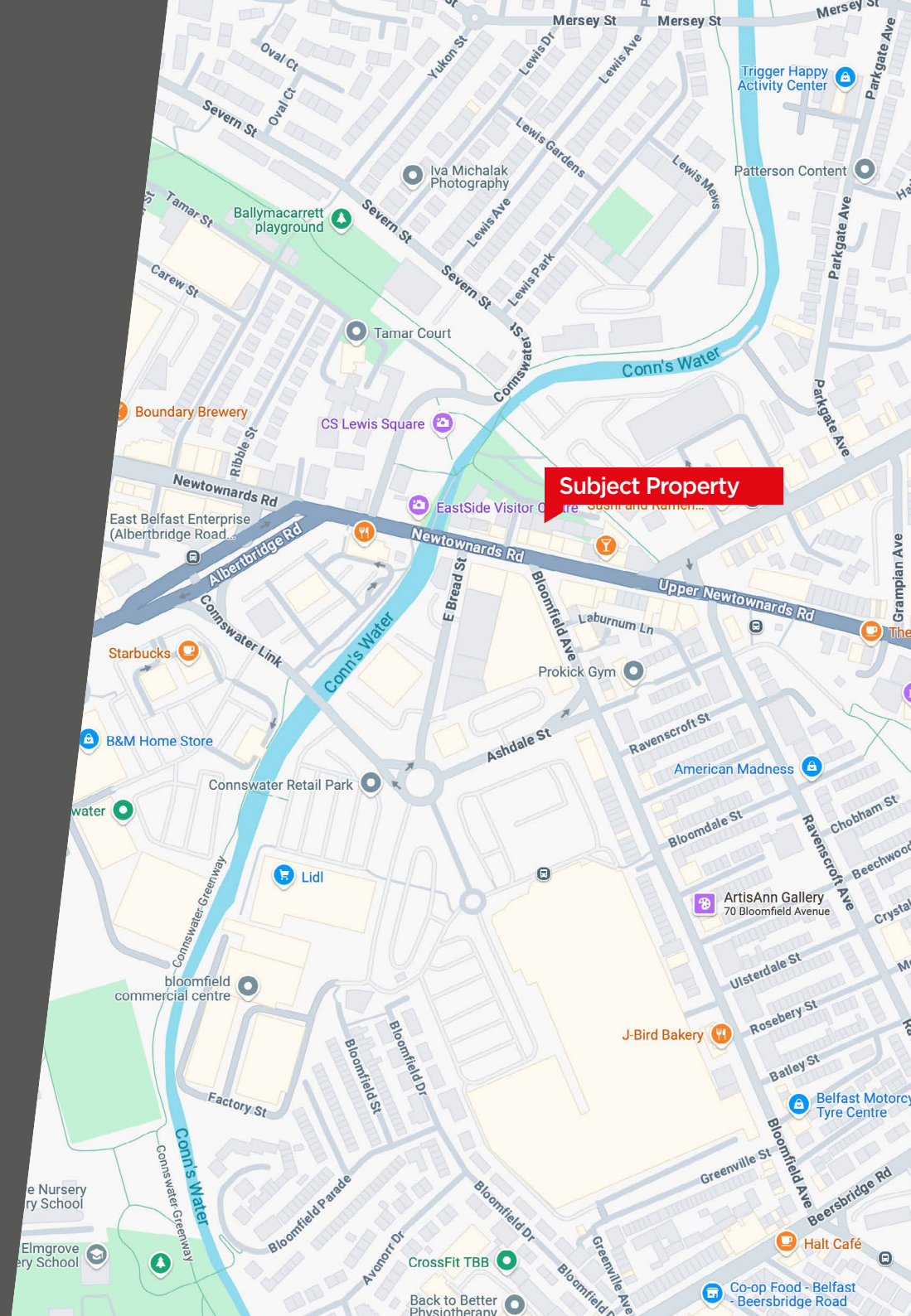
- Situated in a prime location on the Newtownards Road, Belfast
- Warehouse unit with ancillary accommodation extending to c. 2,287 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

## Location

The subject premises occupies a prime location just off the busy Newtownards Road in EastSide, the beating heart of Belfast's industrial past. This down-to-earth neighbourhood is thriving once again, now labelled as a hub for creativity, arts, design, food & drink and alternative thinking. The Newtownards Road is one of the main arterial routes in and out of Belfast city centre and is paraded by a variety of retail and food & drink operators.



Not To Scale. For indicative purposes only.





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## Description

The property comprises a light industrial unit of steel portal frame construction with facing block/insulated metal clad elevations, insulated metal clad roof with translucent panels, concrete flooring and a roller shutter door.

The property comprising primarily of an open plan warehouse with good eaves height and ancillary partitioned accommodation including an office and a WC/WHB.

## Accommodation

We calculate the approximate Net Internal Areas to be as follows:

| Description                                | Sq. M         | Sq. Ft       |
|--|---------------|--------------|
| Main Warehouse                             | 185.44        | 1,996        |
| Ancillary Store (incorporating WC/WHB)     | 27.04         | 291          |
| <b>Total Approximate Net Internal Area</b> | <b>212.48</b> | <b>2,287</b> |

## Price

Inviting offers in the region of £175,000.

## Rates

NAV: £4,850

Non-Domestic Rate in £ (25/26): 0.626592

Rates Payable: £3,038.98 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## Title

Assumed freehold/long leasehold.

## VAT

All figures quoted are exclusive of VAT, which may be payable.

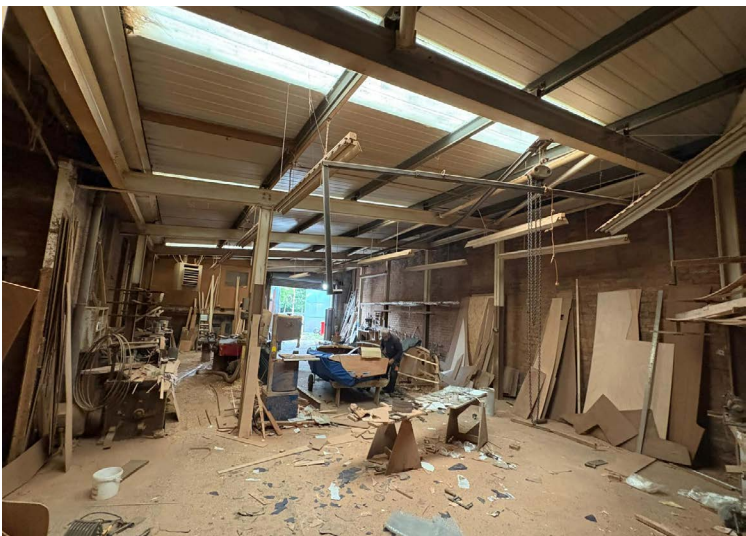
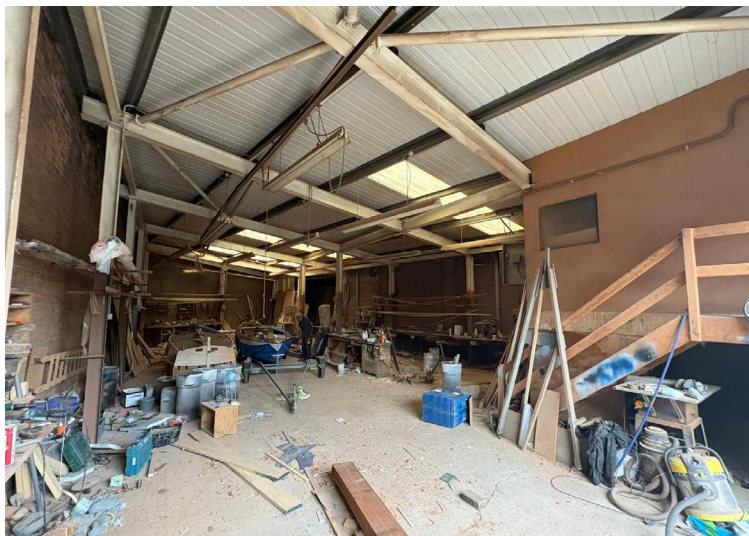
## Viewing

Strictly by appointment with the sole selling agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





# FRAZER KIDD

EPC

For further information please contact:

**Brian Kidd**

07885 739063

[bkidd@frazerkidd.co.uk](mailto:bkidd@frazerkidd.co.uk)

**Beth Brady**

07775 924283

[bbrady@frazerkidd.co.uk](mailto:bbrady@frazerkidd.co.uk)

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

[mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)

[frazerkidd.co.uk](http://frazerkidd.co.uk)

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