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**FRAZER  
KIDD**

**FOR SALE - RECENTLY REFURBISHED BUTCHERS**

326 BEERSBRIDGE ROAD, BELFAST, BT5 5DY





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## Location

The subject premises are situated on the Beersbridge Road, close to the junction where the Beersbridge Road meets Bloomfield Avenue and the Bloomfield Road, in a popular retailing location close to well-known occupiers such as Co-op, Boots Chemist and Four Star Pizza.

## Summary

- Excellent opportunity to acquire this recently refurbished butchers.
- Prominent location situated fronting onto the Beersbridge Road in East Belfast.
- Comprises over three floors with potential for upper floor conversion to residential, subject to planning.
- Neighbouring occupiers include well known retailers such as; Co-op, Boots Chemist and Four Star Pizza.

## 326 BEERSBRIDGE ROAD, BELFAST, BT5 5DY

### Description

The subject property comprises a three story commercial premises which has been trading as a butchers for a considerable number of years and was recently refurbished on the ground floor to a very high specification.

The ground floor is fitted to include vinyl flooring, a suspended ceiling with recessed lighting, fitted kitchen and walk in refrigerator.

The property has an aluminum glazed shop frontage with an electric roller shutter door.

The upper floors may be suitable for conversion to residential accommodation, subject to any necessary Planning Consents.

### Accommodation

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

Ground Floor	Sq M	Sq Ft
Sales Area	70.52	759
Kitchen	5.51	59
<b>First Floor</b>		
Store 1	26.92	290
Store 2	7.13	77
WC & WHB		
<b>Second Floor</b>		
Store 3	14.90	160
Office / Storage	7.48	81
<b>Total Area:</b>	<b>132.46</b>	<b>1,426</b>

### Price

Offers invited in the region of £95,000.

\*Price does not include any equipment.

### VAT

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

### Title

We assume that the property is held by freehold or long leasehold, subject to the payment of a nominal ground rent.

### Development Potential

The upper floors may be suitable for conversion to apartments (subject to the necessary planning consents), with several nearby properties having upper floors which have been converted for residential use.

Two feasibility schemes have been prepared showing proposed different layouts for the proposed upper floor apartments.

### Rates

Total NAV: £7,150

Rate in £ (2021-2022): 0.543147

Rates Payable: £3,883.50 per annum

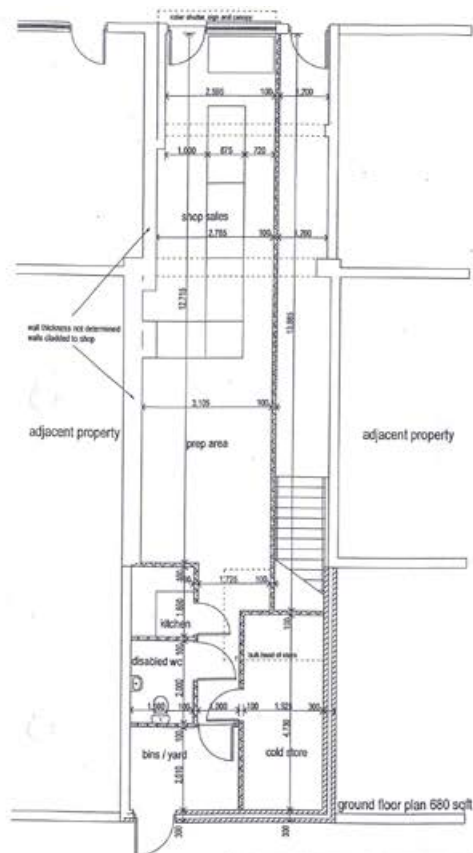
### Viewing

Strictly by appointment with the sole selling agents:

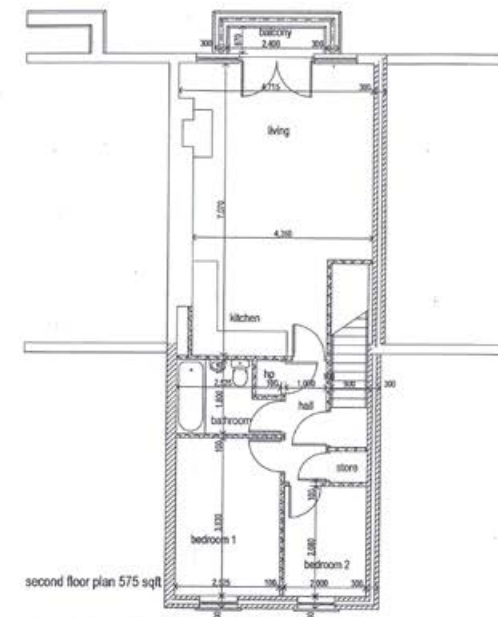
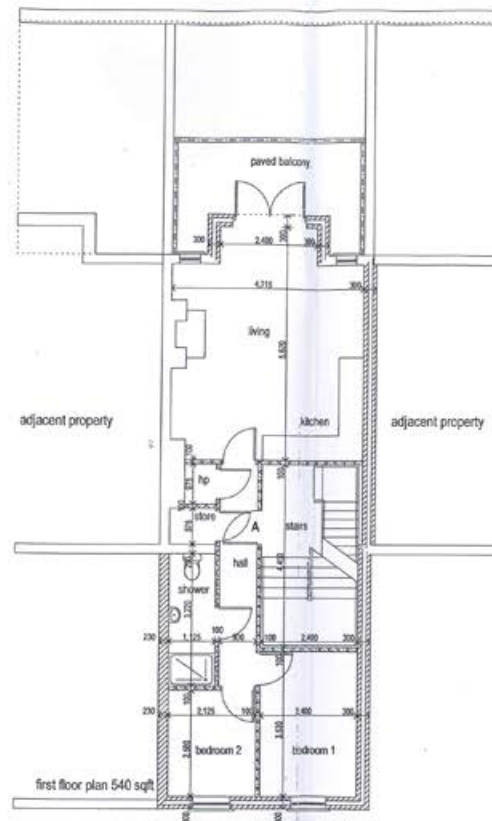
**Frazer Kidd**

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A black and white photograph of a two-story brick building. The building has a traditional design with a gabled roof and a chimney. A sign above the entrance reads "OLD BUTCHERS". The building appears to be a historic or converted structure, possibly a former butcher shop.



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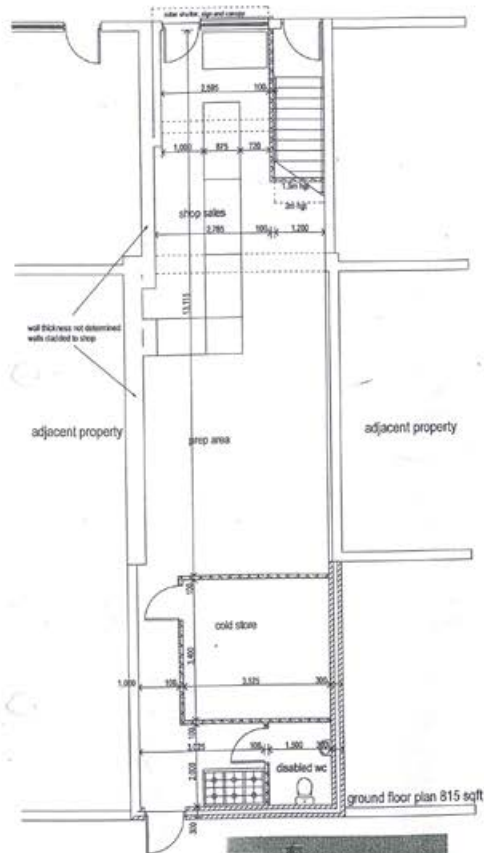
tel/fax no: 028 42708007

PROPOSED ALTERATION & EXTENSION TO SHOP AT  
328 BEERSBRIDGE ROAD, BELFAST BT5 5DY

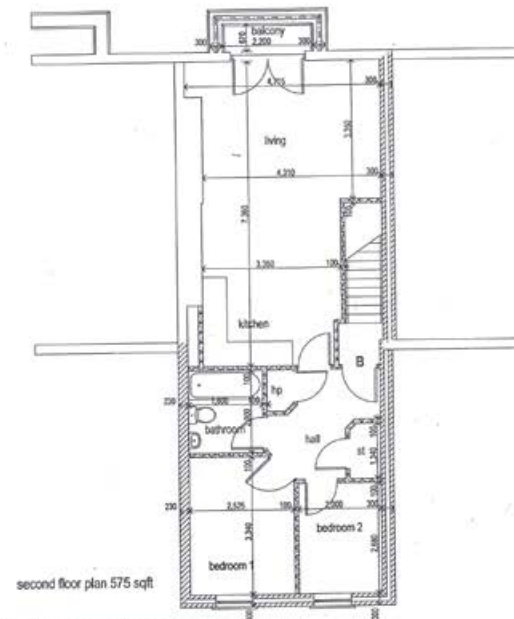
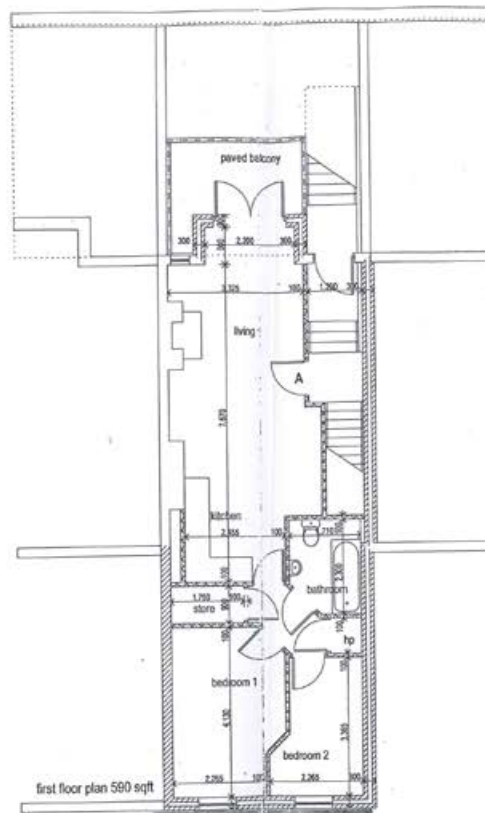
Proposed Floor Plans & Perspective Views

Scale 1:100 June 2008

# 326 BEERSBRIDGE ROAD, BELFAST, BT5 5DY



OPTION 2



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PROPOSED ALTERATION & EXTENSION TO SHCF  
326 BEERSBRIDGE ROAD, BELFAST BT5 5DY  
Proposed Floor Plans & Perspective Views  
Scale 1:100 June 2008







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## EPC



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