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**FRAZER
KIDD**

FOR SALE - RECENTLY REFURBISHED BUTCHERS

326 BEERSBRIDGE ROAD, BELFAST, BT5 5DY



Prop:
Natalie Martin Loyal

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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.

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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
First Floor		
Store 1	26.92	290
Store 2	7.13	77
WC & WHB		
Second Floor		
Store 3	14.90	160
Office / Storage	7.48	81
Total Area:	132.46	1,426

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

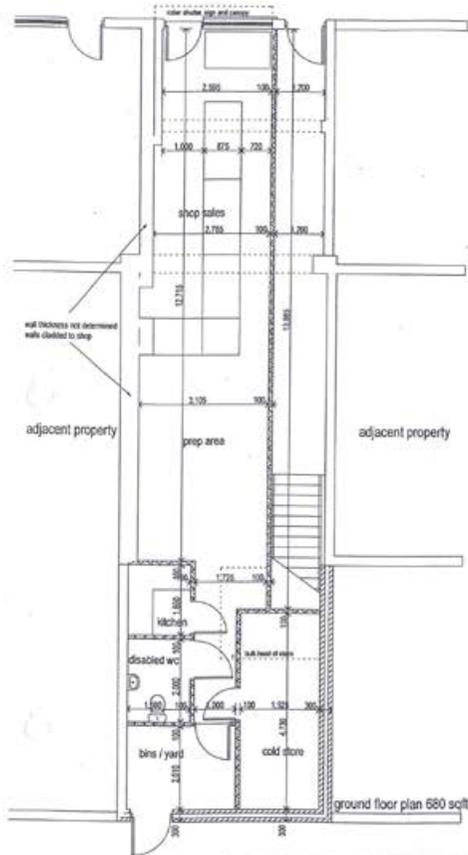
Strictly by appointment with the sole selling agents:

Frazer Kidd

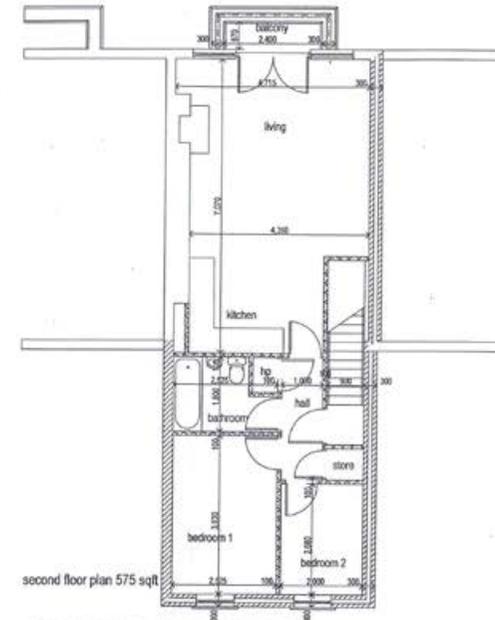
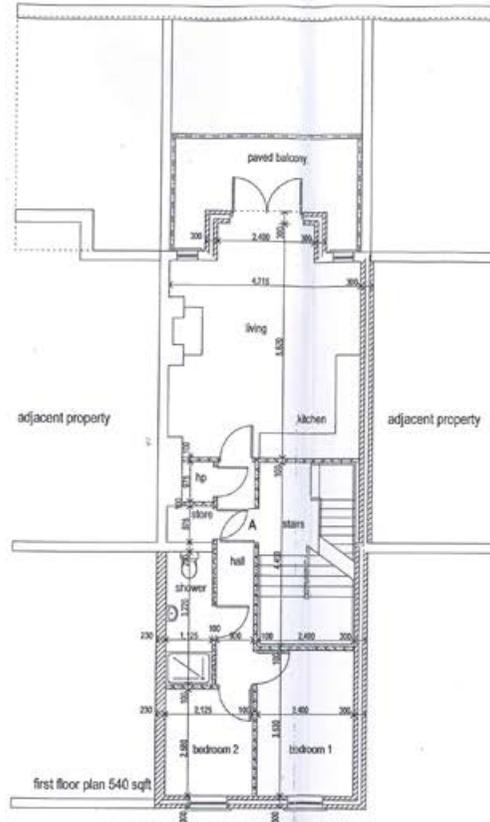
T: 028 9023 3111

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OPTION 1



dickson
architectural services

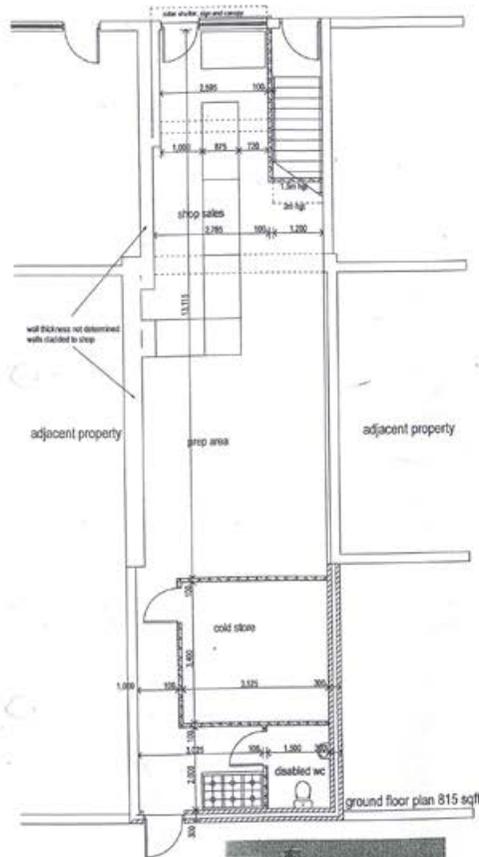
44/45a avon 1024 4074007

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

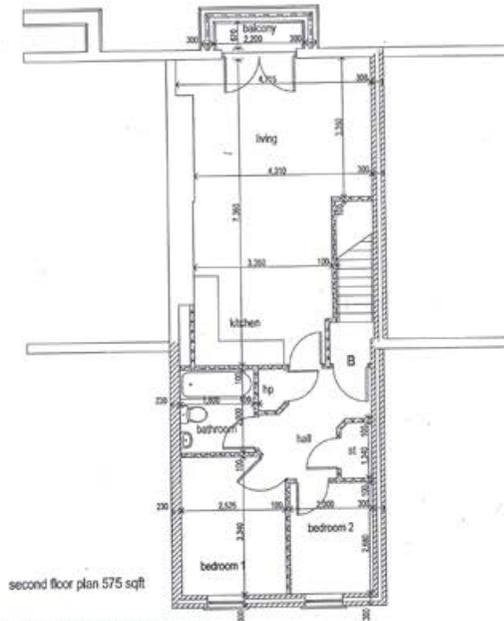
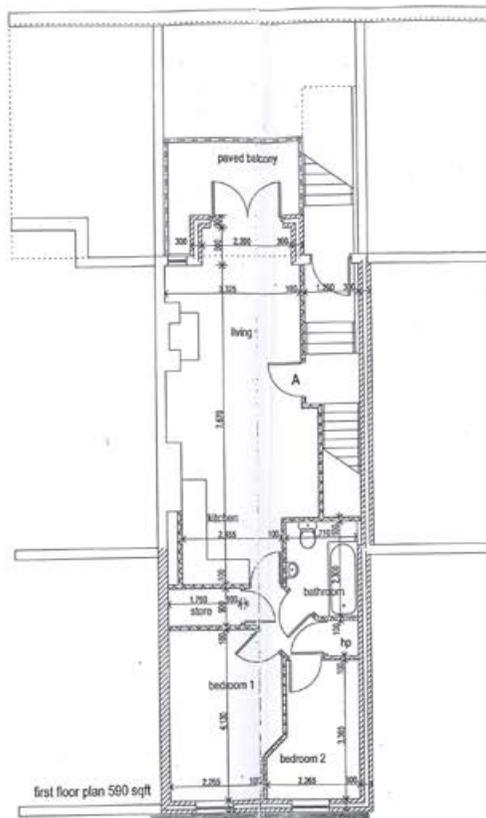
Proposed Floor Plans & Perspective Views

Scale 1:100 June 2008

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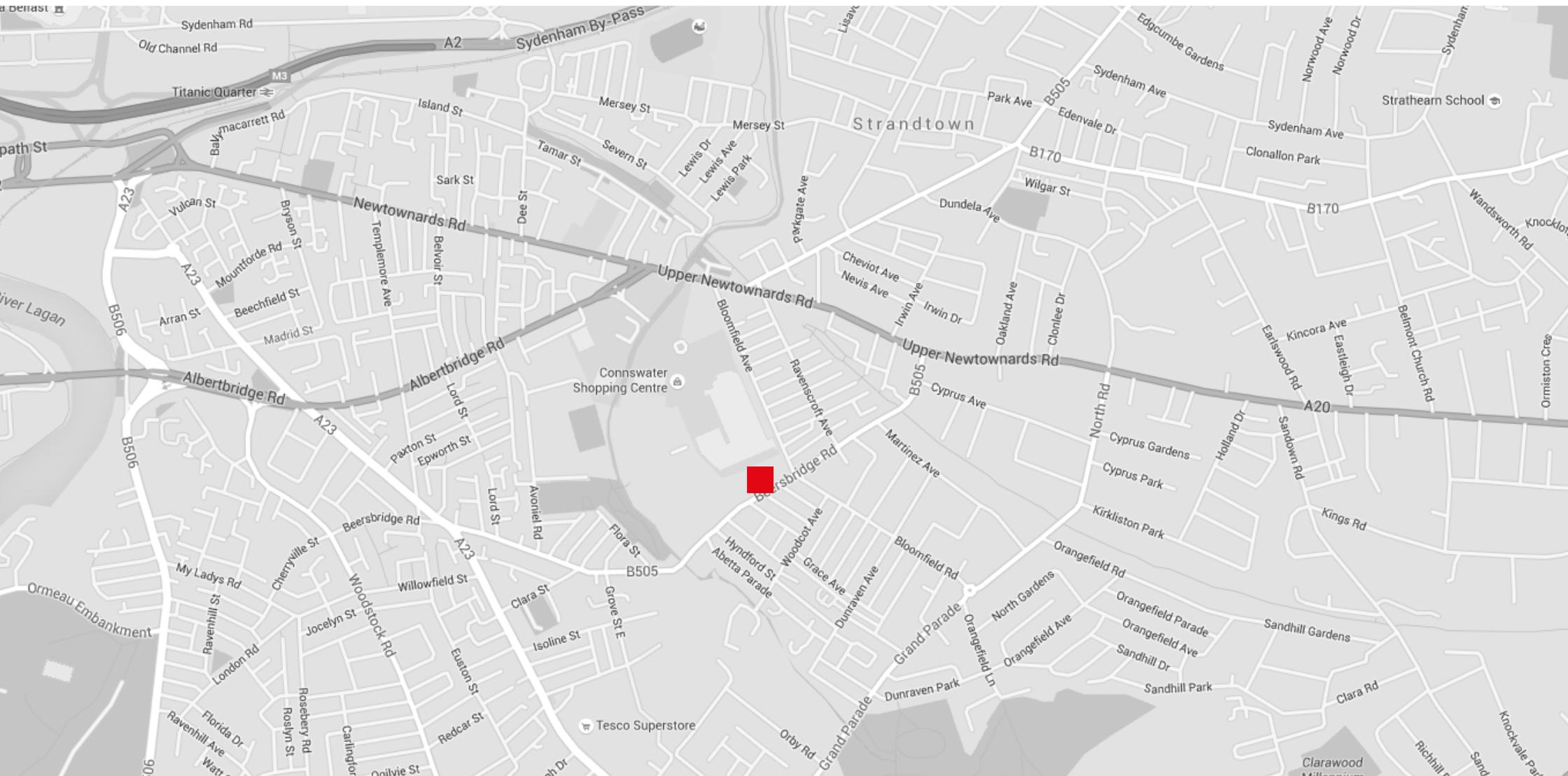


OPTION 2



dickson planning
architect
design
architectural services
17 May
Building
Inspection
0753 2
tel/fax no: 028 4276007
PROPOSED ALTERATION & EXTENSION TO SHCF
326 BEERSBRIDGE ROAD, BELFAST BT5 5DY
Proposed Floor Plans & Perspective Views
Scale 1:100 June 2008

326 BEERSBRIDGE ROAD, BELFAST, BT5 5DY





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