

FOR SALE - PROMINENT OFFICE BUILDING

122 BLOOMFIELD AVENUE, BELFAST BT5 5AE



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Summary

- Excellent office premises comprising over three floors extending to approximately 732 sq ft.
 - Highly prominent location fronting onto Bloomfield Avenue, in East Belfast.
- Comprises 6 private offices, a store, bathroom with shower, tea point area and one on-site car parking space.
 - The existing tenants lease has expired and are currently holding-over paying a rent of £6,500 per annum.
 - Currently occupied as solicitors' office, however, may be suitable for conversion to residential subject to obtaining any required statutory planning consents.

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Location

The property occupies an excellent location close to the end of Bloomfield Avenue in East Belfast, at the junction where the Bloomfield Avenue meets the Beersbridge Road. The property is situated in an area which benefits from high passing traffic flow. Belfast City Centre is located approximately 1.8 miles to the west.

The property is currently occupied as a solicitor's office, however, may be suitable for conversion to residential subject to obtaining any required statutory planning consents.

Nearby occupiers include Boots Chemist, Cliffs Barber Shop, Co-op, Four Star Pizza, and a vast array of local independent businesses. The property is also situated close to Connswater Shopping Centre & Retail Park and benefits from being situated within a densely populated residential area.

Description

The property comprises an office building over three floors extending to approximately 732 sq ft with one on-site car parking space. Internally comprises of 6 private offices, a store, bathroom with shower and a tea point area.

The property is currently occupied by Creighton Solicitors, whose lease has expired and are currently holding over.

Accommodation

The property comprises of the following Net Internal Areas: -

Floor	Sq M	Sq Ft
Ground:	33.42	360
First:	26.03	280
Second:	8.51	92
Total Approximate Area:	67.96	732

Tenancy Details

Tenant: Samuel Creighton t/a Creighton Solicitors

Term: Lease now expired. Tenant is holding over on a quarter-to-quarter basis.

Rent: £6,500 per annum.

Rates: Tenant responsible for payment of rates estimated to be £3,313 for 2021 - 2022.

Additional: Tenant has exclusive right to use the advertising sign attached the gable wall of the property, subject to a fee payable of £500 per annum to the landlord.

Price

Inviting offers in the region of £85,000.

Viewing

Strictly by appointment with the sole selling agents-

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Not to scale - for indicative purposes only.



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