



**For Sale Takeaway Unit &
2 Bed Apartment**
67 & 67a Cregagh Road, Belfast, BT6 8pY

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**FRAZER
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For Sale Takeaway Unit & 2 Bed Apartment

67 & 67a Cregagh Road, Belfast, BT6 8PY

Summary

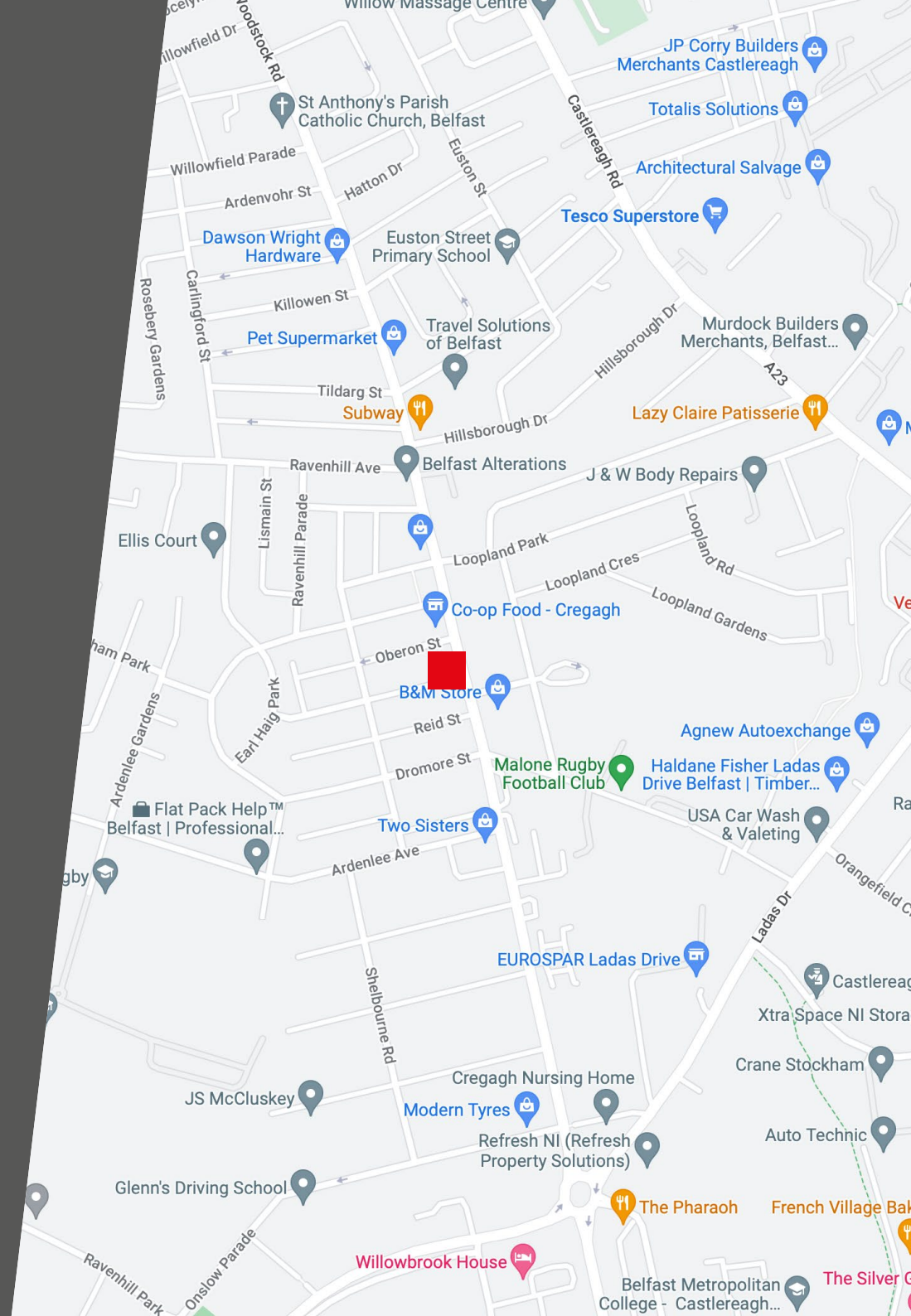
- Situated on the bustling Cregagh Road, within c.1.3 miles of Belfast City Centre.
- Vacant takeaway premises with an open market rental value in the region of c. £12,000 pa.
- Occupied two-bedroom apartment currently let at £6,600 pa.
- The property has potential to generate a total rental income in the region of £19,000 pa.
- Nearby retailers include Kaffe O, Boots, B&M Bargains, Wyse Byse and Iceland.

Location

The property is located on the Cregagh road, conveniently situated c. 1.3 miles from Belfast City Centre, which is easily accessible on foot or by public transport.

The Cregagh road fulfils an important local retail function for surrounding homeowners and is an extremely popular area for young professionals, providing ease of access to Belfast City centre.

Nearby amenities include the Kingspan Stadium, the home of Ulster Rugby, Lisnasharragh Leisure Centre (a new £20 million facility), Ormeau Park and the East Belfast Campus of the Belfast Metropolitan College.



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Description

The property comprises a ground floor takeaway premises which is currently vacant and a first and second floor two-bedroom apartment, with a self-contained ground floor entrance.

The takeaway formerly traded as a fish & chip shop and is fitted to a good standard throughout, benefitting from some equipment including a Blizzard Pizza Prep Counter & Fridge with marble top, Hewigo 3 Pan Fryer, extraction system, double fridge, stainless-steel double sink and worktop.

The two-bedroom apartment includes a fitted kitchen with tiled flooring and range of high- and low-level cabinets, electric oven and ceramic electric hob. The living/dining room features a large bay window, wood style flooring and plastered & painted wall finishes. The bathroom has tiled floors and walls, a shower bath with glass panel, WC & WHB.

Heating is gas fired and the windows are double glazed.

Accommodation

The property comprises of the following approximate Net Internal Areas:

Takeaway Unit	Sq. M	Sq. Ft
Sales Area	26.94	290
Prep Area	12.18	131
Store 1	9.41	101
Store 2	4.95	53
Apartment		
Kitchen	9.43	102
Living Room	17.61	190
Bedroom 1	8.81	95
Bedroom 2	15.73	169
Bathroom	-	-
Total Approximate Net Internal Area	105.06	1,131



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Lease

67 Cregagh Road

Currently vacant with an Open Market Rental Value in the region of £12,000 per annum.

67a Cregagh Road

Tenant: Smail Benabdellah
Rent: £550 per month/£6,600 per annum.
Term: Expired (tenant is holding over month to month).
Other: Landlord pays rates and insurance.

Price

Inviting offers in the region of £180,000.

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





Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB
028 9023 3111
mail@frazerkidd.co.uk
frazerkidd.co.uk

EPC

Energy performance certificate (EPC)			
The Energy Performance Certificate (EPC) provides information on the energy efficiency of a building and the potential for energy saving. It is valid for 10 years.	Estimated D	Date of issue: 01/05/2018 Valid until: 01/05/2028	
Property type	A3/AA/AA Restaurant and Cafes/Drinking Establishments and Not Food Businesses		
Total floor area	60 square metres		
Energy efficiency rating for this property This property's current energy rating is D.		Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.	
<p>Energy efficiency scale from A+ to G. The property is rated D.</p>		How this property compares to others Properties similar to this one could have ratings:	
		If newly built	
		If typical of the existing stock	