

FOR SALE

McKIBBIN
COMMERCIAL PROPERTY CONSULTANTS



ON INSTRUCTION OF THE HOUSING EXECUTIVE

02890 500 100

SINGLE STOREY COMMERCIAL BUILDING

**1 PEMBROKE STREET
BELFAST
BT12 6NY**

- * Ex-Sports Clubhouse
- * Refurbishment/redevelopment opportunity, subject to Planning Permission



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**McKIBBIN COMMERCIAL
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Callender House,
58-60 Upper Arthur Street,
Belfast BT1 4GJ

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DESCRIPTION

- The subject comprises a one storey end-terrace commercial property in need of substantial refurbishment or redevelopment, subject to planning permission.
- Previously used as a recreational sports clubhouse, the property consists of a large entrance room, a meeting room and a storage room.

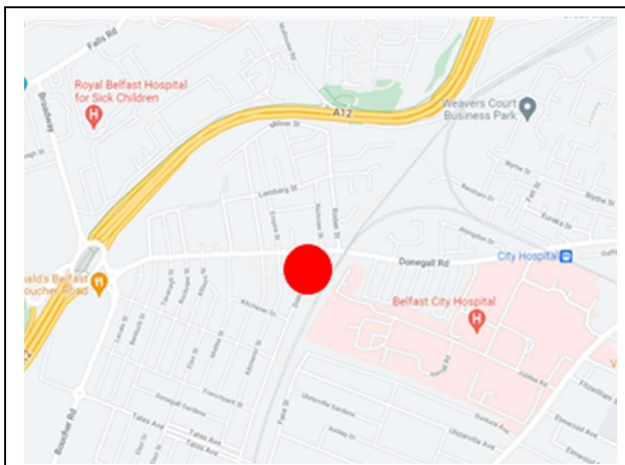
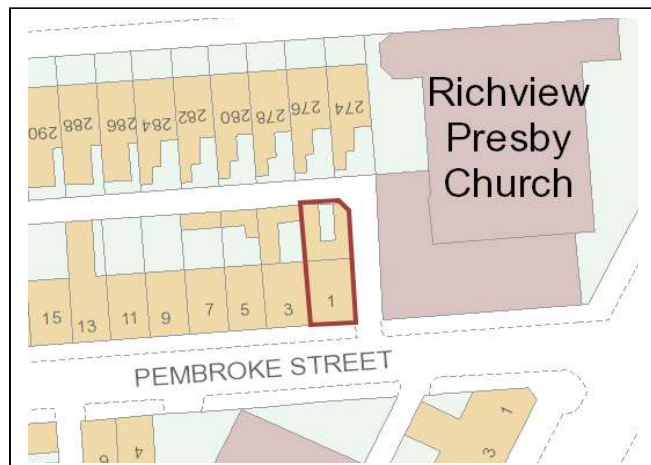
LOCATION

- The property occupies a highly accessible location, off the Donegall Road in south Belfast, approximately 1 mile from the City Centre, as well as a short distance from A12 Westlink and Belfast City Hospital.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

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ACCOMMODATION

Ground Floor	Area
Room 1	c. 35.98 m ² (387 ft ²)
Room 2	Not inspected
Room 3	Not inspected
Room 4	Not inspected

NOTE: Internal inspection of the property is not possible.

NET ANNUAL VALUE

NAV	£2,550
Rate in £ 2021/22 =	0.543147
Rates payable 2021/22 =	£1,385

PRICE

Offers of £35,000 and above are invited, exclusive

TITLE

The title is Registered under Folio AN189922 No. 7

EPC

Energy performance certificate (EPC) - Final energy certificate (2014)

Property type	DB Storage or Distribution
Total floor area	75 square metres

Energy efficiency rating for this property

This property's current energy rating is G.

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

- If newly built: 35/100
- If typical of the existing stock: 39/100



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