

# 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



### CONTACT:

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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.

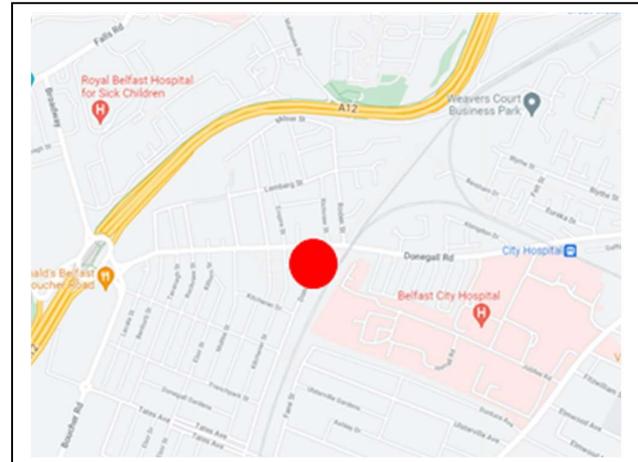
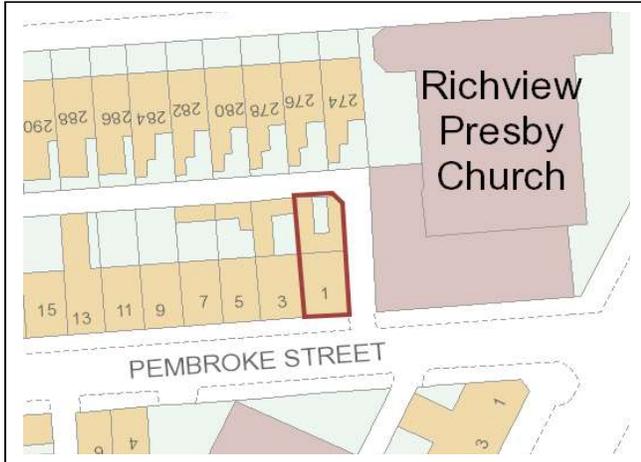
## LOCATION

- 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 <sup>2</sup> (387 ft <sup>2</sup> )
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

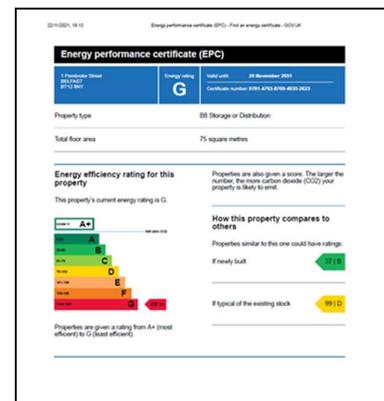
### PRICE

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

### TITLE

The title is Registered under Folio AN189922 No. 7

### EPC



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