



Hampton
ESTATES

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57 Cromwell Road
Botanic Avenue
Belfast, BT7 1JY

Offers Around
£695,000



- * SUBSTANTIAL COMMERCIAL PREMISES SUITABLE FOR A WIDE VARIETY OF USES.
- * EXCELLENT REDEVELOPMENT POTENTIAL SUBJECT TO PLANNING
- * NETT INTERNAL AREA
- * SITE AREA EXTENDS TO SOME 382.37 SQM (APPROX)



Description

The subject property comprises a substantial 3 storey commercial premises with a roof garden occupying a prominent corner site close to Botanic Avenue and University Street.

The premises are currently in use as a commercial printers with associated offices, but could be easily adapted to a wide variety of uses, (subject to planning).

The property is situated in a densely populated area comprising mainly terrace housing and as such may be suitable for residential development, subject to planning.

The Property Comprises:

Ground Floor

OFFICE No. 1 8.14 sqm suspended ceiling

KITCHEN/CANTEEN 18.18 sqm single drainer stainless steel sink unit, range of high and low level units and work tops, tiled floor.

PRINT ROOM 1 219 sqm with industrial hoist lift to first floor and double loading doors onto Eblana Street

PRINT ROOM 2 49.54 sqm

SPRAY ROOM 14.92 sqm

First Floor

OFFICE 2/ General Office 36.9 sqm

PRINT ROOM 3 276.28 sqm with industrial lift to ground floor



GENTS WC

Second Floor

LADIES WC AND CLOAKROOM

DARK ROOM 13.7 sqm

SHOWER ROOM: with shower room, pedestal wash hand basin low flush wc tiled walls.



OFFICE 3/ Boardroom With Kitchen 46.51 sqm Access to roof garden. Kitchen area with sink unit high and low fitted units, work tops, 4 ring hob

ROOF GARDEN with panoramic views over Belfast and the Cavehill

NETT INTERNAL AREA 730.27 sqm (7861 sqft) approx

Location

The property is located at the junction of Eblana Street and Cromwell Road close to Botanic Avenue and University Street.



Additional Images





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Note: These particulars are given on the understanding that they will not be constructed as part of a contract, conveyance or lease, whilst every care in compiling the information, we can give no guarantee as to the accuracy thereof and enquiries are recommended to satisfy themselves regarding the particulars.