



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
www.mcconnellproperty.com

RESIDENTIAL



FOR SALE

Terrace House

**44 Olympia Drive
Belfast
BT12 6NH**



- Terrace house in need of renovation
- Excellent opportunity for a developer or buy to let landlord
- Within walking distance of local amenities on Tates Avenue, Boucher Road and Lisburn Road
- Excellent public transport links in close proximity



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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LOCATION

The property is located just off Tates Avenue with a range of local amenities including shops and excellent transport links. Olympia leisure centre is located at one end of Olympia Drive. Adelaide train station is only a short walk away.

DESCRIPTION

The property in its current form is in need of modernisation. This would be an ideal purchase for a developer or buy to let landlord.

Mid terrace property comprising of a living room and kitchen on the ground floor with two bedrooms and a bathroom on the first floor. Outside is a small yard with an outhouse.

SALE DETAILS

Offers in the region of: £52,500

TITLE

Held under a long leasehold interest sublet to payment of a head rent of £16.35 per annum, however with the benefit of sub-rents issuing out of No's 34-42 Olympia Drive totalling £33.50 per annum.

RATES

We have been advised by Land & Property Services that the Capital Value of the property as at 2019 for calculation purposes is £65,000.

The domestic rate poundage for the Belfast area 2019/2020 is 0.007901.

Rates payable 2019/2020 = £513.57

VIEWING

Strictly by appointment with McConnell Chartered Surveyors

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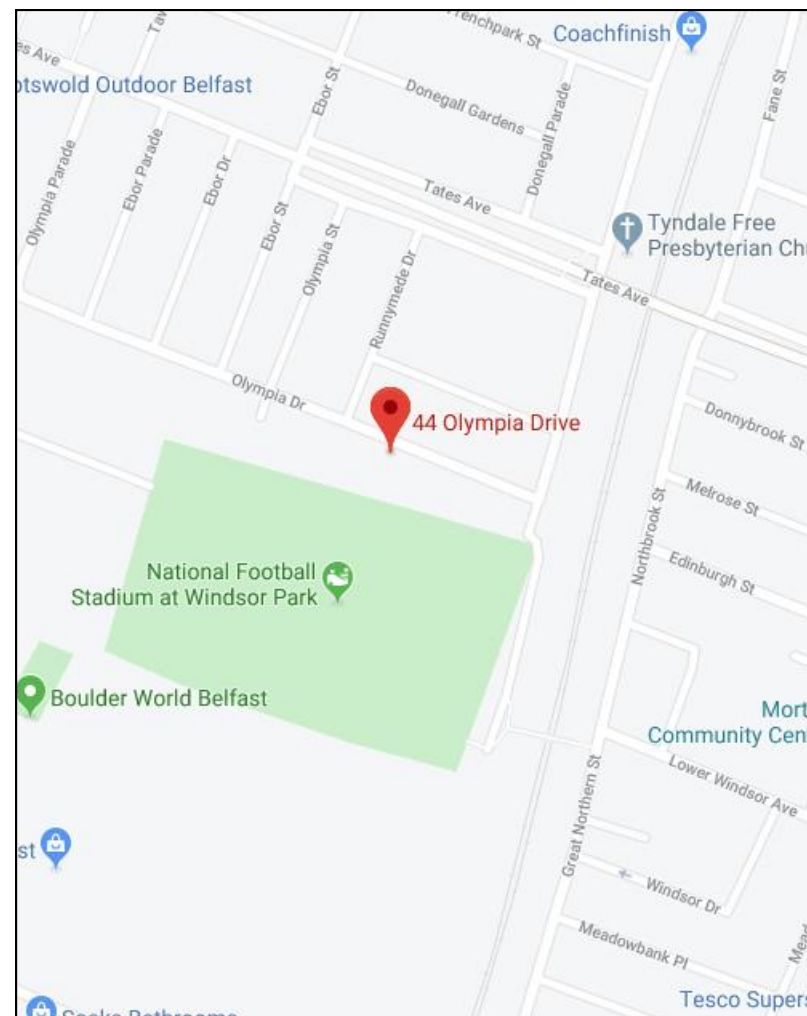
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EPC

	Current	Potential
Very energy efficient ■ lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20	16	19
Not energy efficient ■ higher running costs		



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