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FOR SALE

7 University Street, Belfast BT7 1FY

Mid-Terrace property with 1,342 sq ft of accommodation which offers Redevelopment Opportunity

LOCATION / DESCRIPTION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

The subject property fronts onto University Street near its junction with University Road, within the Queens University Area. The property benefits from a high level of passing footfall due to its proximity to the University and several notable cafes, restaurants and bars.

Neighbouring occupiers include Tesco Express, Villa Italia, Holohan's Pantry, The Crescents Art Centre, Clements Café, Kainos and AIB. Additionally, the property is just a short walk from both the Lisburn Road and Botanic Avenue.

DESCRIPTION

The subject property consists of an attractive red brick 3-storey mid terrace property currently operating as office accommodation.

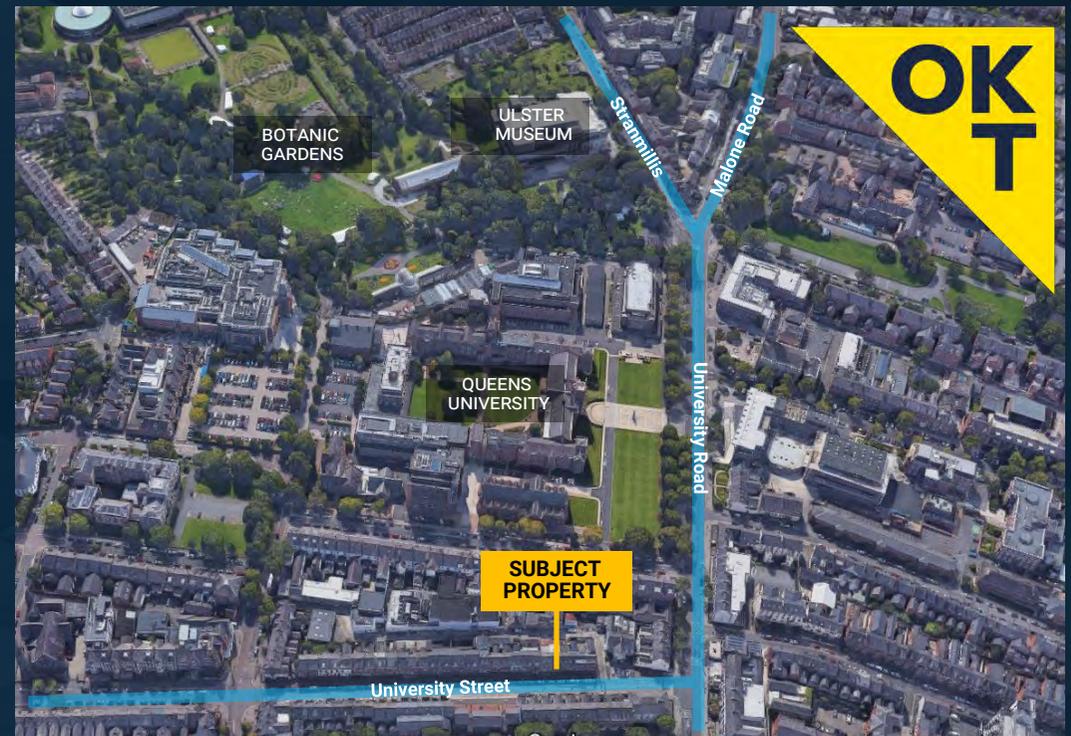
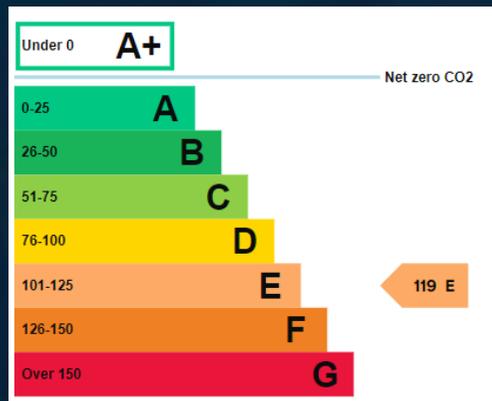
The property is of a traditional red brick construction with concrete roof tiles, single glazed sash and case windows and a converted attic space.

Internally the property provides c. 1,342 sq ft of floor space over 3 stories and is finished with carpeted flooring, plastered and painted windows and is fitted with an electric heating system.

The property benefits from a concreted rear yard which provides access to University Square Mews.

Potential for redevelopment opportunities.

EPC DETAILS



ACCOMMODATION

DESCRIPTION **AREA (SQ M)** **AREA (SQ FT)**

GROUND FLOOR

Office	c. 15 sq m	160 sq ft
Kitchen	c. 2 sq m	19 sq ft
Office	c. 16 sq m	173 sq ft
W/C	c. 2 sq m	18 sq ft
Office	c. 10 sq m	110 sq ft

FIRST FLOOR

Office	c. 17 sq m	186 sq ft
W/C	c. 2 sq m	26 sq ft
Office	c. 19 sq m	208 sq ft
Office	c. 11 sq m	115 sq ft

SECOND FLOOR

Office	c. 19 sq m	203 sq ft
Store	c. 12 sq m	124 sq ft

TOTAL ACCOMMODATION **c. 125 SQ M** **1,342 SQ FT**



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 9734

SALES DETAILS

PRICE: Offers in the region of £195,000

TITLE: Assumed freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £11,300.

Estimated rates payable to be confirmed.

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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