



Part of the
Savills Group



For Sale

**Former Doctors Surgery With On Site
Car Parking**
c. 1,613 sq ft (150 sq m)

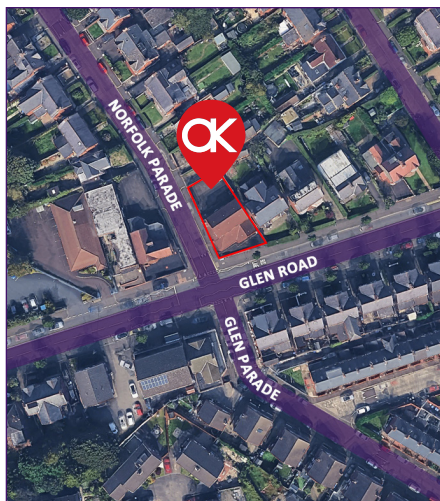
1A Norfolk Parade
Belfast
Co Antrim
BT11 8DA

COMMERCIAL

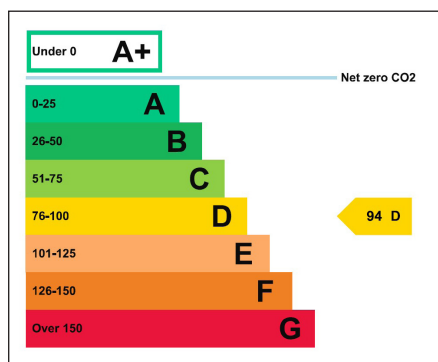


COMMERCIAL

Location Map



EPC



Location

This property is situated on Glen Road, approx. 3 miles from Belfast City Centre in a relatively built-up residential area in West Belfast. Surrounding users include Mackey Opticians, St Matthias' Roman Catholic Church, and The Kennedy Centre.

Description

Traditional two storey red brick building with pitch slate roof. The property comprises a mixture of carpet and tiled flooring, suspended and wood ceilings, and secure tarmacked yard to the rear. This is a prominent building previously used as a doctors surgery and is laid out in cellular format.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	1,140	106
First Floor	473	44
Total	1,613	150
Site Area	3,896	362

Sale Details

Guide price £175,000 exclusive.

Opportunity

The building which benefits from on site secure parking would be suitable for alternative commercial uses. In addition change of use to residential conversion may be an option subject to planning permission.

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £10,100
Estimated rates payable: £6,054

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

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

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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/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. 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.

MISREPRESENTATION ACT 1967

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