

the \_\_\_\_\_  
**HOPKINS**  
partnership

CHARTERED VALUATION SURVEYORS AND ESTATE AGENTS

**For Sale**  
**5-7 Riverdale Park East, Belfast, BT11 9DA**  
**Asking Price: Offers Over £175,000**



**Excellent Retail / Office Premises**  
**Recently Refurbished**

Located at the junction of Andersonstown Road and Riverdale Park East, the premises occupy a lower ground floor position with forecourt car parking. Extending to c.1610 square feet, they provide larger than average retail space that is normally available in Andersonstown.

- Gross Internal Floor Area 1610 square feet / 150 square metres
- Retail Sales Area 1105 square feet / 103 square metres

50 Kennedy Way, Belfast BT11 9AP  
Tel: (028) 9060 4080 Fax: (028) 9062 4527  
E-mail: [property@hopkinspartnership.com](mailto:property@hopkinspartnership.com)

## ACCOMMODATION

### RETAIL SALES AREA

1105 square feet / 103 square metres

### OFFICE

1120 square feet / 11 square metres

### OFFICE

248 square Feet / 4.50 square metres

### KITCHEN

93 square feet / 8.65 square metres

### TOILET ACCOMMODATION

### VIEWING

Strictly by appointment

### NAV

£10,100

### RATE IN THE POUND 2018/2019

£0.602803



#### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 192

This is how energy efficient the building is.

RPE5-7 02/08/2018