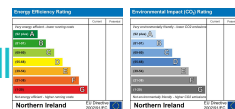




30 Castlereagh Street
 Belfast, BT5 4NH

Offers in excess of
£109,950



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A fantastic opportunity to acquire substantial commercial premises on the outskirts of Belfast City Centre which benefits from a long-term tenant in situ paying £10,200 per annum.

Description

Internally this deceptively spacious unit offers ground, first and second floor office space. There is also a spacious warehouse to the rear. It is secured both front and back with roller shutters and also benefits from oil fired central heating and double glazing.

Accommodation

On the ground floor there is a public showroom, private office and a significant storage area to the rear. The first floor has a further three offices as well as kitchenette area and two WC's. The second floor has one further office bringing the total to 6.

Location

Located on Castlereagh Street close to it's junction at the Albertbridge Road it is ideally situated just a short walk from Belfast City Centre and benefits from significant vehicular and pedestrian footfall.

Rates

£2920.54 per annum (Currently paid by the tenant)

Further information is available from Rea Estates
028 9023 2000

Ground Floor

Showroom 26'1" x 16'2" (7.97m x 4.93m)

Rear Office 10'9" x 12'9" (3.28m x 3.89m)

First Floor

Front Office 11'1" x 16'3" (3.39m x 4.96m)

Middle Office 14'7" x 9'1" (4.46m x 2.77m)

Rear Office 32'1" x 16'3" (9.80m x 4.97m)

Second Floor

Office 17'3" x 16'4" (5.28m x 5.00m)

Ground Floor Storage 36'9" x 16'2" (11.21m x 4.95m)



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.