

FOR SALE

# 352 Lisburn Road

Belfast

BT9 6GJ



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### 352 Lisburn Road, Belfast BT9 6GJ

#### KEY BENEFITS

- Close proximity to main transport links
- On site car parking
- Planning approved for medical use

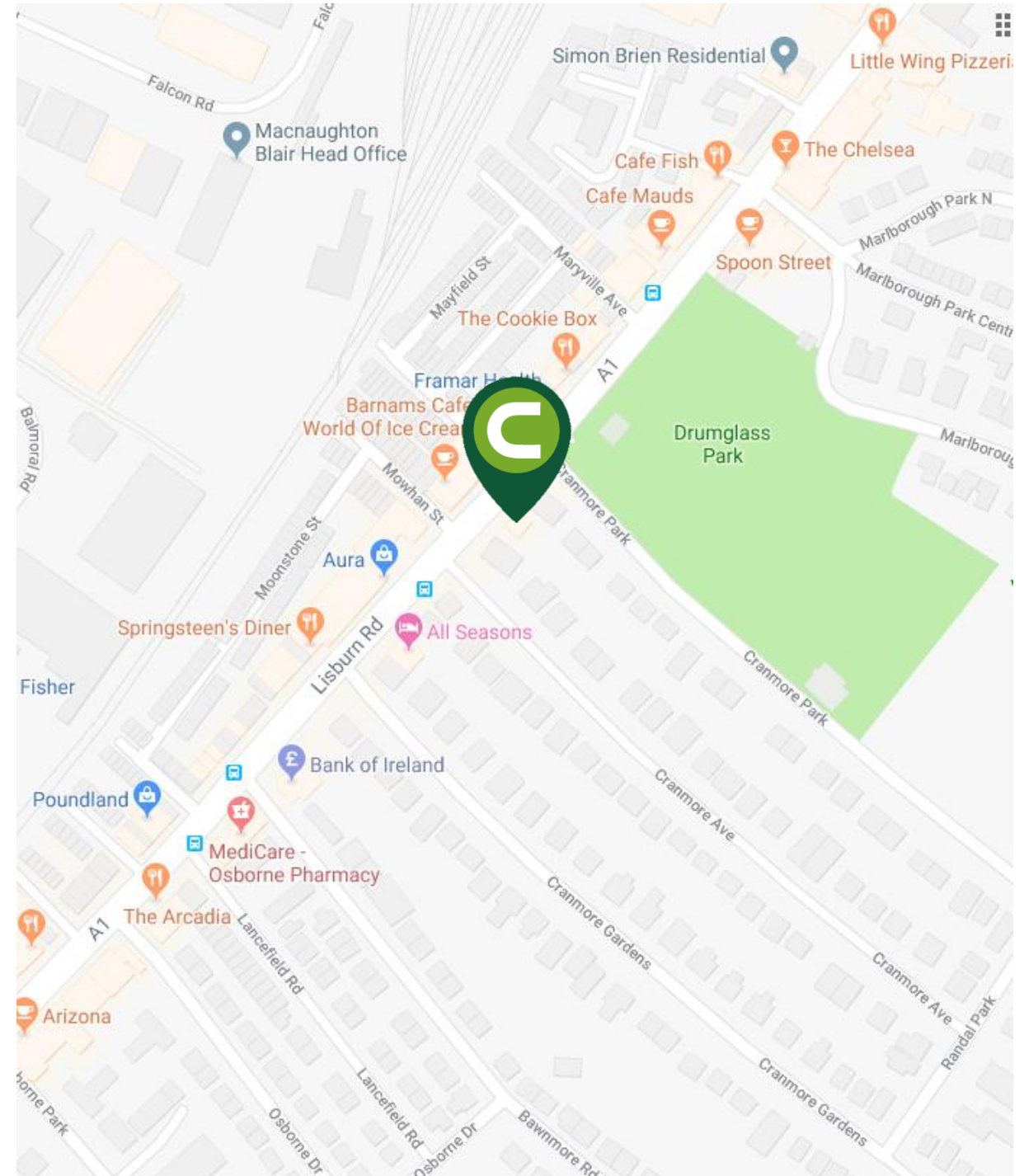
#### LOCATION

This property is located on the south of the Lisburn Road, between the junctions which connect Lisburn Road with Cranmore Park and Cranmore Avenue. This location consists of a number of residential dwellings which have been converted to office use and retailers. The property is located c. 2 miles from the City Centre.

#### DESCRIPTION

This property comprises of a red brick building formerly a residential dwelling, converted into a medical consulting rooms. The property extends over two floors which consist of 5 no. consulting rooms, reception, waiting areas and staff facilities. Finishes to the property include plastered painted walls, carpeted flooring, gas heating, air-conditioning in a number of rooms, double glazed sash windows, premier trunking and alarm system.

The building would be suitable for a variety of uses including medical consulting rooms, offices or conversion to residential, subject to any necessary consents.



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### PLANNING PERMISSION

The property has planning consent for medical consulting rooms.  
(Z/2002/1166/F)

### PRICE

We are asking for offers in the region of £550,000, exclusive.

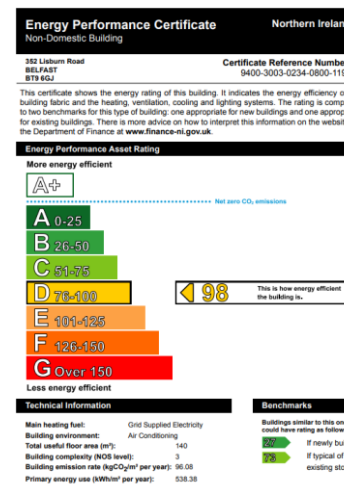
### RATEABLE VALUE

We have been advised by Land and Property Services that the estimated rateable value is £12,500. The rate in the £ for 2018/19 is £0.602803 therefore the estimated rates payable for 2018/19 is £7,535.

### VAT

All prices are quoted exclusive of VAT, which may be payable.

Area				
Ground Floor	691	Sq ft	64.22	Sq m
First Floor	597	Sq ft	55.46	Sq m
Total	1,288	Sq ft	119.68	Sq m



### EPC

The building has been rated as D-98 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.



## CONTACT US

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### Lisa McAteer

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