



**PLANNING APPLICATION  
LODGED FOR HOT FOOD USE**

182 CONNSBROOK AVENUE, BELFAST BT4 1JY

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## Summary

- The property occupies a highly prominent and visible location on the busy Connsbrook Avenue, close to Victoria Park Primary School within a very densely populated residential area.

## Description

The premises are fitted out to a good standard to include:-

- Ceramic tiled floor throughout
- Suspended ceiling
- Air conditioning
- An aluminium shop front with motion detector sliding door
- Electric roller shutters.

## Fixtures, Fittings and Equipment

All of the fixtures and fittings within the premises are to be included within the sale, with the exception of the bakery oven which is held on lease and can be transferred across to a purchaser.

## Accommodation

The premises comprises of a sales area, an office, small store and toilet facilities with a total approximate gross internal area of 84.32 sq m (908 sq ft).

## Price

Offers are invited for the Fixtures, Fittings and Property in the region of £125,000.

## VAT

All figures, rents and outgoings quoted are exclusive of and may be liable to VAT.

## Rates

NAV: £8,350  
Rate in £ (2018/19): 0.6028  
Approx. Rates Payable: £5,033

We recommend that you verify these figures with Land & Property Services.

## EPC

C75.

## Viewing

Strictly by appointment with the Sole Selling Agents:

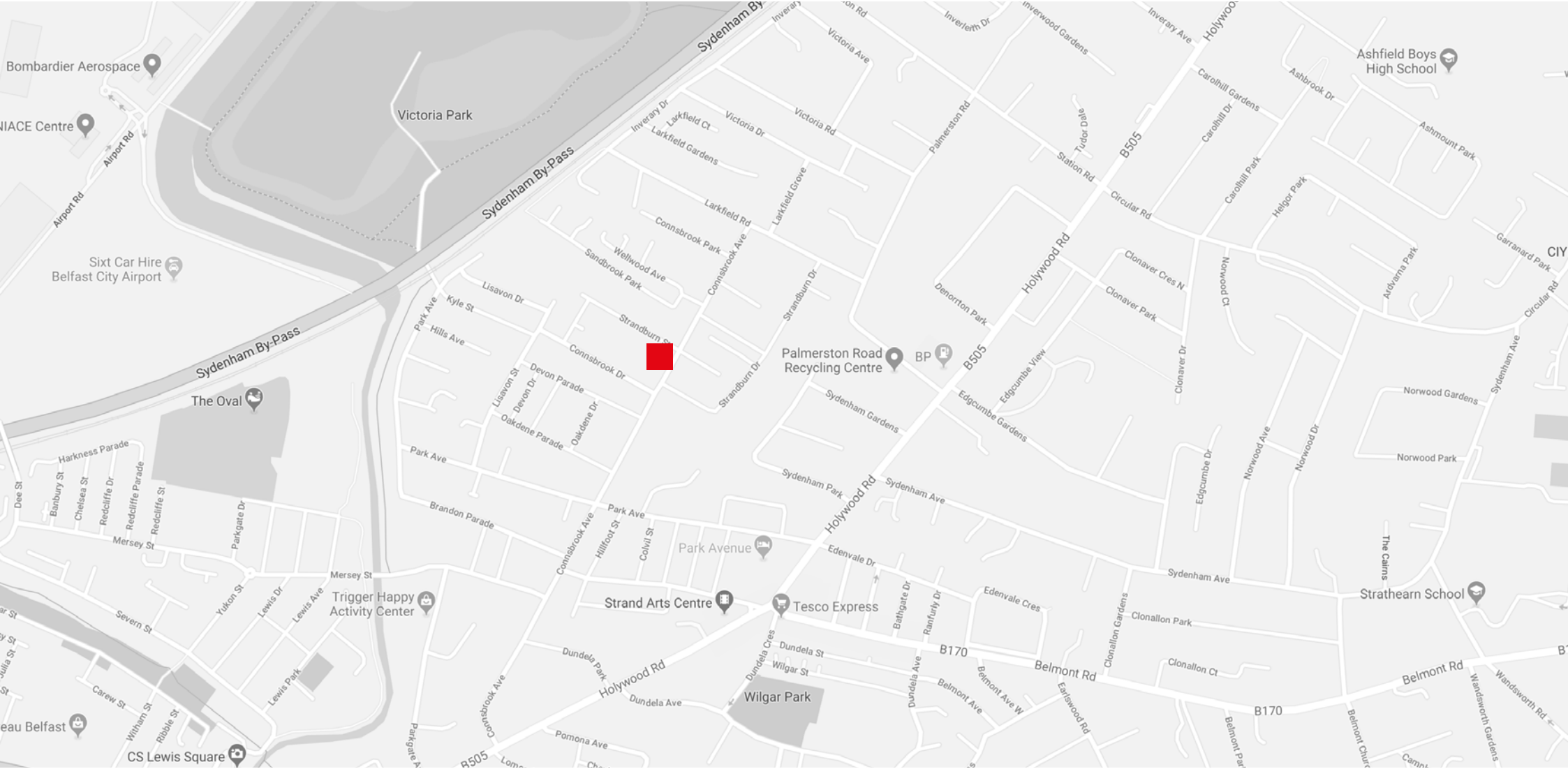
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