

FOR SALE

52 ADELAIDE AVENUE, BELFAST, BT9 7FY

**WITH PLANNING PERMISSION FOR
CLINICAL/MEDICAL FACILITIES**

Campbell
Cairns
Commercial

028 9024 9024



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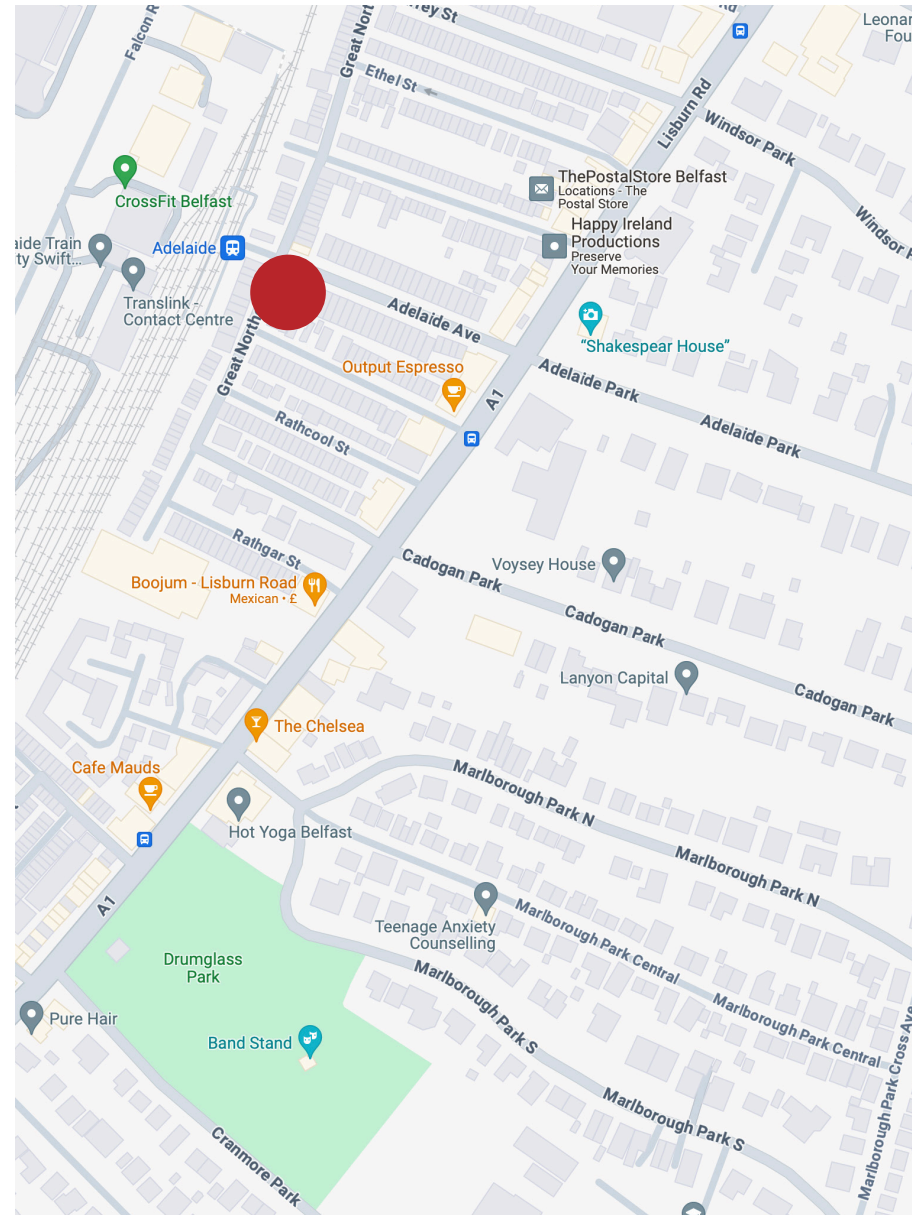
LOCATION

Adelaide Avenue is located just off the Lisburn Road approximately 2 miles south of Belfast City Centre. The subject property is located on the corner of Adelaide Avenue and Great Northern Street and can be accessed via either. The property is directly opposite Adelaide Train Station.

DESCRIPTION

The property comprises a 3 storey end terrace and is finished to include plastered and painted walls, flooring, gas heating and WC facilities. The property is provided with a passenger lift that services ground and part first floor.

The property would be suitable for a variety of uses subject to planning and currently benefits from planning permission for Clinical/Medical facilities (Ref: Z/2007/1537/F) therefore it may be suitable for uses such as dental, clinics or private GP surgery.



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ACCOMMODATION

Ground Floor	Sq Ft	Sq M
Ground Floor	773	71.81
First Floor	585	54.35
Second Floor	318	29.54
Total	1,676	155.7

NAV

According to the Land & Property Services' website, the NAV for the subject property is £9,250. Rate poundage for 2024/2025 is £0.59936. This gives a current annual rates bill of approximately £5,544.

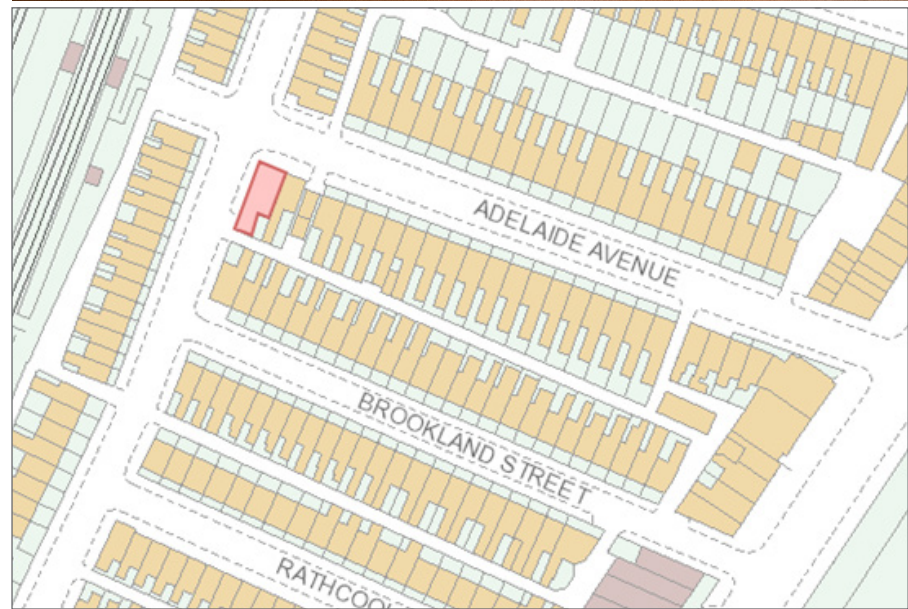
SALES DETAILS

Price: £300,000

Title: Freehold or long leasehold which may be subject to a nominal ground rent.

VAT

Prices, outgoings and rent do not include VAT which may be chargeable.





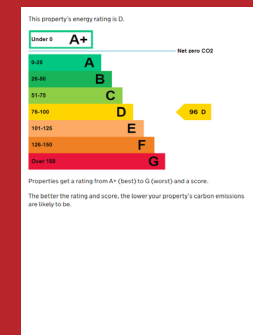
For viewing appointments please contact:

Emily Law
07703 809256
emily@campbellcairns.com

Campbell Cairns
Scottish Provident Building, 7 Donegall Square West, Belfast, BT1 6JH
028 9024 9024
info@campbellcairns.com

campbellcairns.com

EPC



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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/uksi/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 Campbell Cairns. 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.