

# FOR SALE

## PERIOD TERRACED BUILDING

Campbell  
Cairns  
**FOR  
SALE**  
028 9024 9024

**TIME**  
BELFAST

# 7 LOWER CRESCENT BELFAST

Campbell  
Cairns  
Commercial

028 9024 9024

## LOCATION

Well located in the University Area of South Belfast between University Road and Botanic Avenue overlooking Crescent Gardens, within walking distance of Queens University, Royal Hospital, Botanic train station, and Belfast City Centre. A number of new developments in the area will only further improve the location.



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## DESCRIPTION

This mid terraced property offers bright freshly redecorated self contained accommodation over 4 floors and retains many attractive period features. The building would potentially be suitable for both commercial and residential use (subject to planning). On street car parking is widely available in the area..

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## ACCOMMODATION

The building provides the following net internal areas

Ground Floor	884 sqft	82.12sqm
Enclosed Yard	-	-
First Floor	836sqft	77.66sqm
WC's	-	-
Second Floor	551sqft	51.19sqm
Third Floor	280sqft	26.00sqm
<b>Total</b>	<b>2551sqft</b>	<b>236.98sqm</b>

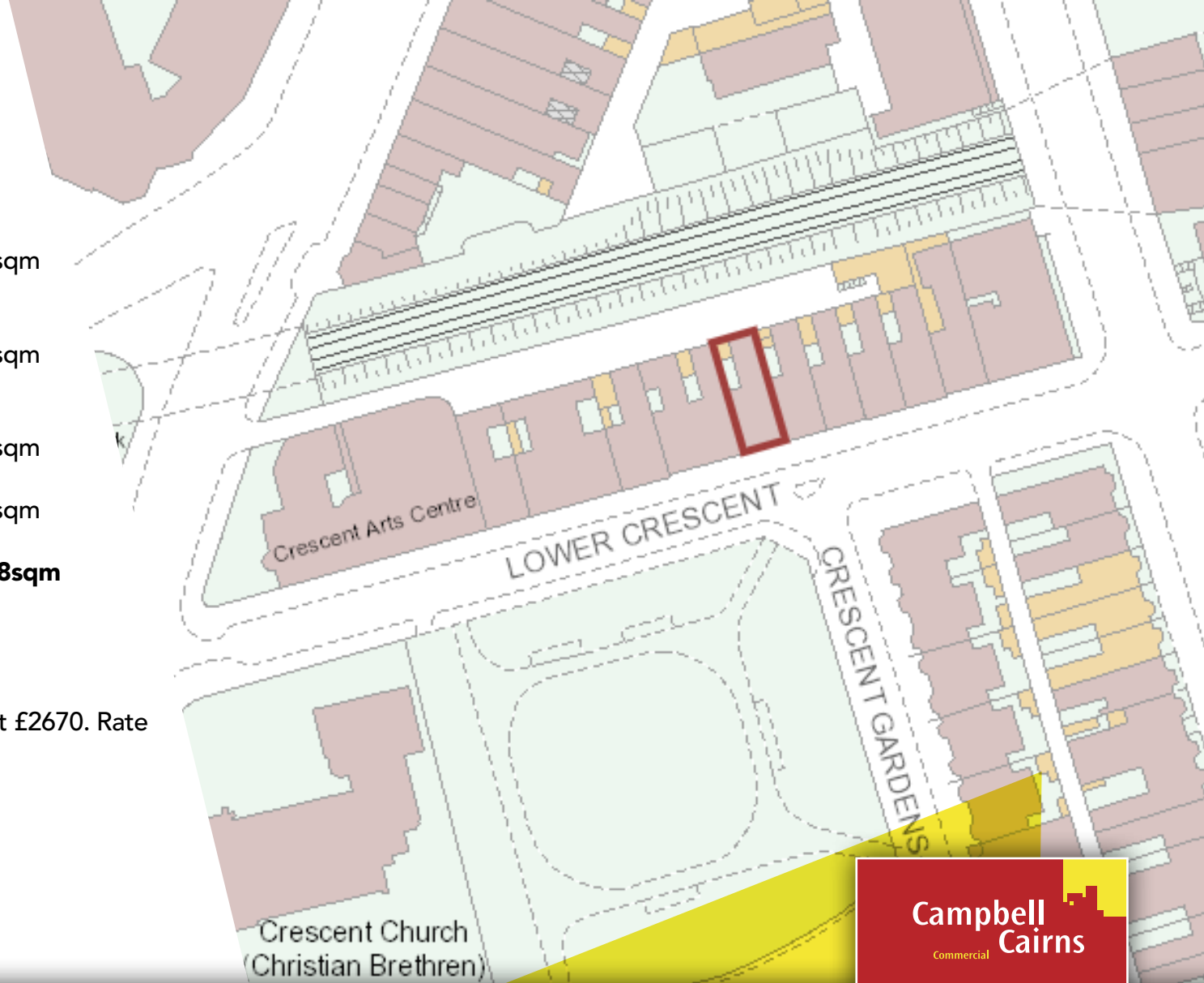
## RATES

The NAV of the property is currently assessed at £2670. Rate poundage 2021/22 is £0.543

## PRICE

£325,000

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## TITLE

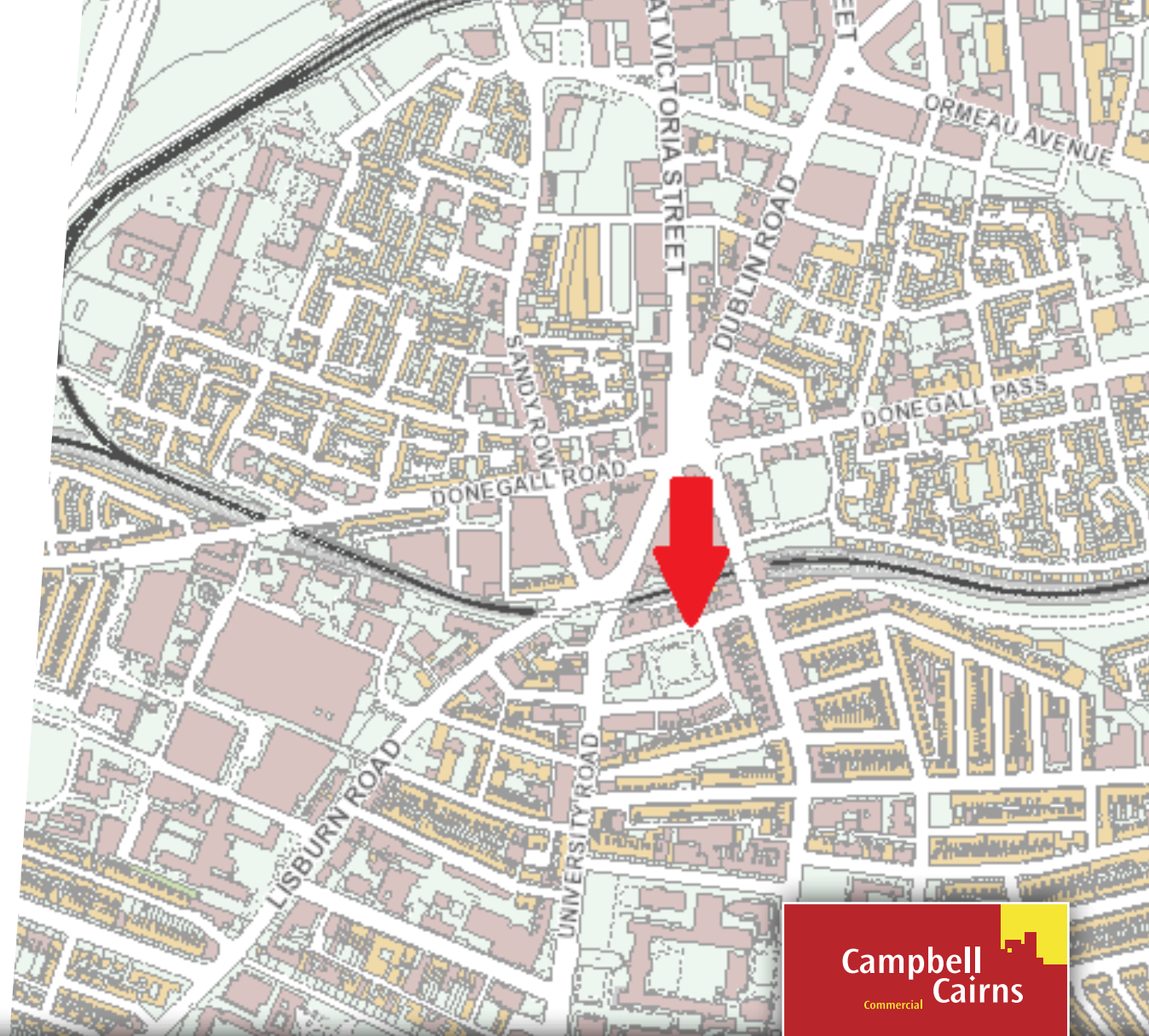
Freehold or long leasehold subject to a nominal ground rent

## VIEWING

By Appointment through Campbell Cairns

## VAT

Prices outgoings and rentals do not include VAT which will be chargeable.



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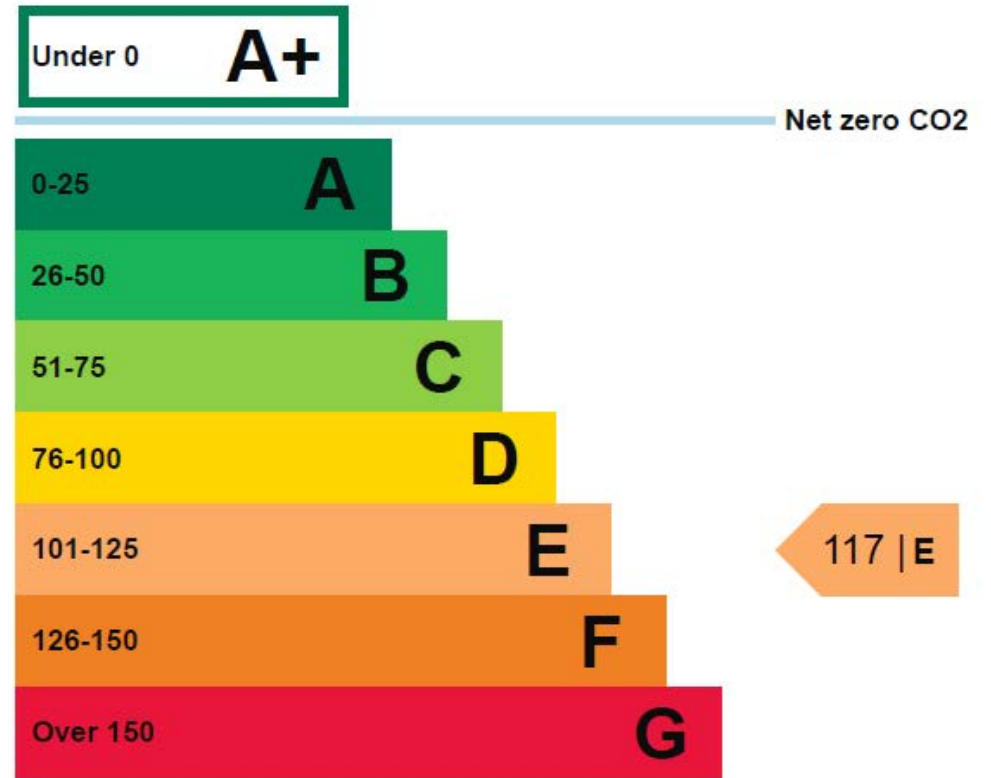
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# EPC



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