

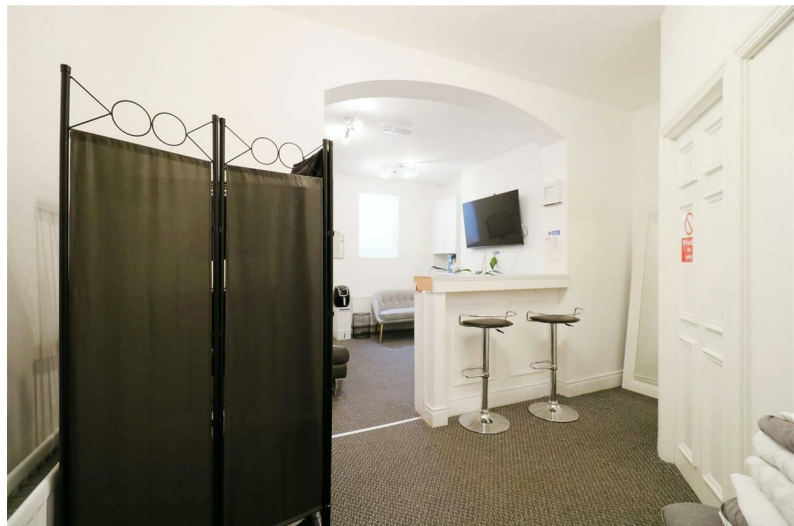
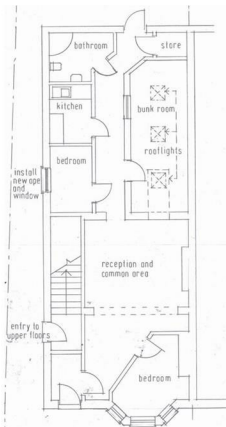


456 Oldpark Road, Belfast, BT14 6QG

- Ground Floor Commercial Premises
- Recently Renovated
- Generates Rent Of £8,400 Per Annum
- Three Bedrooms; Kitchen; Shower Room
- Communal Bay Parking; Access To Rear Yard
- Property Extends To c.760 Sq Ft
- Sitting Tenants On A Two Year Lease
- Reception Area Open To Lounge / Sitting Room
- Gas Heating; Single Phase Electricity Supply
- Prominent Road Frontage Position

Offers Over £74,950

EPC Rating



456 Oldpark Road, Belfast, BT14 6QG



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood front entrance door. Built in store and electric meter cupboard. Glass panelled door leading into:

#### RECEPTION AREA 13'11" x 12'1" (wps)

Light, radiator, power points and carpet floor covering. Open arch into:

#### LOUNGE AREA 12'5" x 11'3"

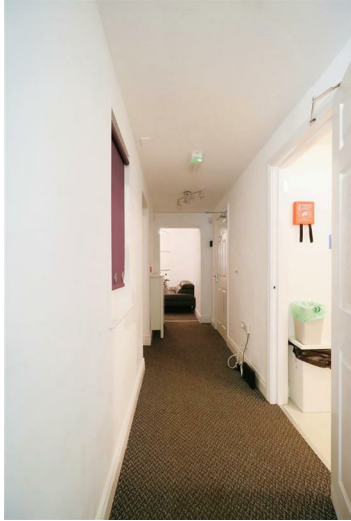
Light, radiator, power points and carpet floor covering.

#### BEDROOM / OFFICE 12'5" x 10'9" (wps)

Bay window to front elevation. Light, power points and radiator.

#### REAR HALL

Light, power point and radiator. Access to built in store. Door leading to rear patio area.



### **BEDROOM / OFFICE 20'8" x 7'8" (wps)**

Light, power point, radiator, carpet floor covering and skylight windows.

### **BEDROOM / OFFICE 8'9" x 5'7"**

Light, power point and radiator.

### **KITCHEN 7'6" x 5'7"**

Range of low level storage units and contrasting melamine work surface area. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Gas fired central heating boiler.

### **SHOWER ROOM 10'0" x 6'5" (wps)**

White three piece suite comprising shower enclosure, floating wash hand basin and WC. Thermostat controlled shower unit.

### **EXTERNAL**

Communal bay parking area to front.

Access to low maintenance rear yard.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary. EPC Rating is C59.





**CRAWFORD MULHOLLAND FINANCIAL**  
 William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.  
**...WE DO MORTGAGES**  
Not responsible for accuracy of any information on this website.



**COLIN GRAHAM RESIDENTIAL**  
**...WE SELL HOUSES**

**Exciting investment opportunity comprising a recently renovated, ground floor commercial premises extending to c.760 sq ft, occupying a prominent position fronting the junction at Oldpark Road and Cliftonville Road, North Belfast.**

**The premises is currently occupied by NI tourist board certified 'Cheap & Sleep' who offer basic hostel type rooms, generating a rental return of £8,400 per annum with a two year lease signed on 10th November 2023.**

**Accommodation comprises own entrance door leading into hall, reception with open arch into lounge area, three separate bedrooms/office suites, kitchen, and shower room with three piece suite. Externally the property enjoys communal bay parking to front and access to low maintenance yard area to rear. The property further benefits from single phase electricity supply and gas fired central heating with 'NEST' heating control system.**

**Early viewing highly recommended to avoid disappointment.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

**INVESTORS IN PEOPLE**  
 We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring



Awards

