

FOR SALE



**40 RAVENHILL ROAD
BELFAST BT6 8EA**

OFFERS AROUND £750,000

GROSS INTERNAL AREA: 1,308.47m² (14,084ft²)

Two adjacent warehouses with associated offices and carparking spaces. Situated in the heart of the city of Belfast with excellent transport links to Belfast City Centre as well as George Best International Airport, the Docks and the province as a whole.

SPECIFICATION:

Warehouse 1 includes a small office and WC facilities. It is of steel frame construction with a concrete floor, and benefits from roller shutters.

Warehouse 2 is of brick construction with a pitched roof.

The adjoining offices benefit from gas fired central heating and have their own door, though can be accessed from Warehouse 2 also. There is space for 5 or more cars outside the offices.

Both warehouses benefit from a secure loading area out front.

LOCATION:

The premises are located just off Ravenhill Road in east Belfast. See the map on the back page of this brochure for a more exact location, and a site plan.

ACCOMMODATION

WAREHOUSE 1 - "Covered Scaffold Store" & "Store" on plan shown on Page 4
354.28 m² (3,813 ft²) approx

WAREHOUSE 2 - "Existing Warehouse" on plan shown page 4
751.85 m² (8,093 ft²) approx

ADJOINING OFFICES ON 2 FLOORS
202.34 m² (2,178 ft²) approx

LOADING AREA/FORECOURT

Serving the warehouses, with several more parking spaces. Protected by palisade fence.

COURTYARD

Courtyard with parking for several cars adjacent to the block of offices.

TOTAL GROSS AREA OF BUILDINGS:
1,308.47 m² (14,084 ft²) approx

RATES

We are advised by Land & Property Services that the NAV of the property is as follows;

Store Office: £43,500

The rate in the £ for Belfast in 2018/2019 is: 0.602803

VIEWINGS

For further details and to arrange a viewing please contact Andrew Smyth or David Smyth.





