



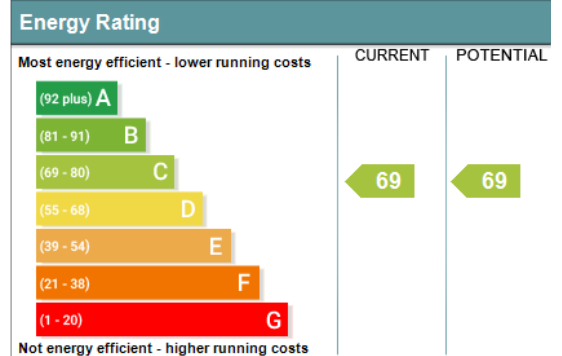
FOR SALE



107 Donnybrook Street, Belfast BT9 7DE **Offers around £170,000** EPC Rating: C69

- Terrace house in popular Lisburn Road area of south Belfast
- Three bedrooms plus a study
- Current HMO license expires 6th November 2027 (Licensed for 3 occupiers)
- Benefits from a CLUD
- Fully let at £1050 per month (£12,600 per annum) inc rates up to 31st August 2024.
- Enclosed garden front and yard to rear
- GFCH

Address: 107 Donnybrook Street, BELFAST, BT9 7DE
RRN: 0300-2921-0260-2507-8775





Donnybrook Street is directly off the Lisburn Road in South Belfast.

This two storey terrace is fully let as a House in Multiple Occupation until 31st August 2024. There is one bedroom, one bathroom and a large kitchen diner on the ground floor. On the first floor are two bedrooms and a study. There is a garden at the front and an enclosed rear yard.

ACCOMMODATION

GROUND FLOOR

Hallway leading to...

BEDROOM (1):
3.27m x 2.90m (10' 9" x 9' 6")

BATHROOM
2.14m x 1.49m (7' 0" x 4' 10½")
White suite comprising WC, shower and pedestal sink

KITCHEN DINER
6.61m x 2.98m (at widest) (21' 8" x 8' 7")
Range of high and low level units; integrated hob and oven

FIRST FLOOR

LANDING:

STUDY:
2.23m x 2.59m (7' 4" x 8' 6")

BEDROOM (2):
3.29m x 2.61m (9' 9½" x 8' 7") Measurements at widest points

BEDROOM (3):
2.87m x 4.70m (9' 5" x 15' 5") Measurements at widest points
Built in wardrobes

OUTSIDE

Enclosed garden at front and yard to rear

TENANCIES

The premises have been re-let on a 12 month tenancy from 1st September 2023 until 31st August 2024 at £1,050 per month (£12,600 per annum inclusive of rates).

RATES

107 Donnybrook Street is included on the LPSNI rating list, described as "house yard" and valued for rating purposes at £120,000. The estimated domestic rate bill for the 2023/2024 rating year is £1,043.40 per annum.

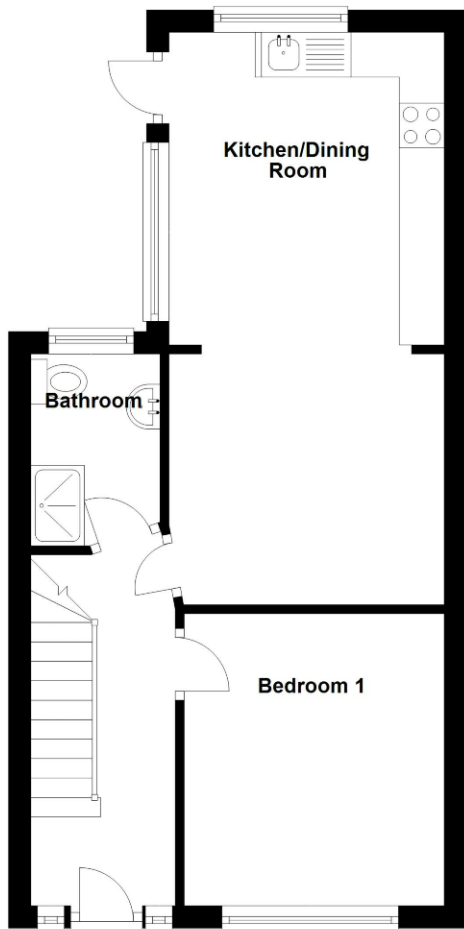
VIEWINGS

Strictly by appointment with Macfarlane & Smyth.



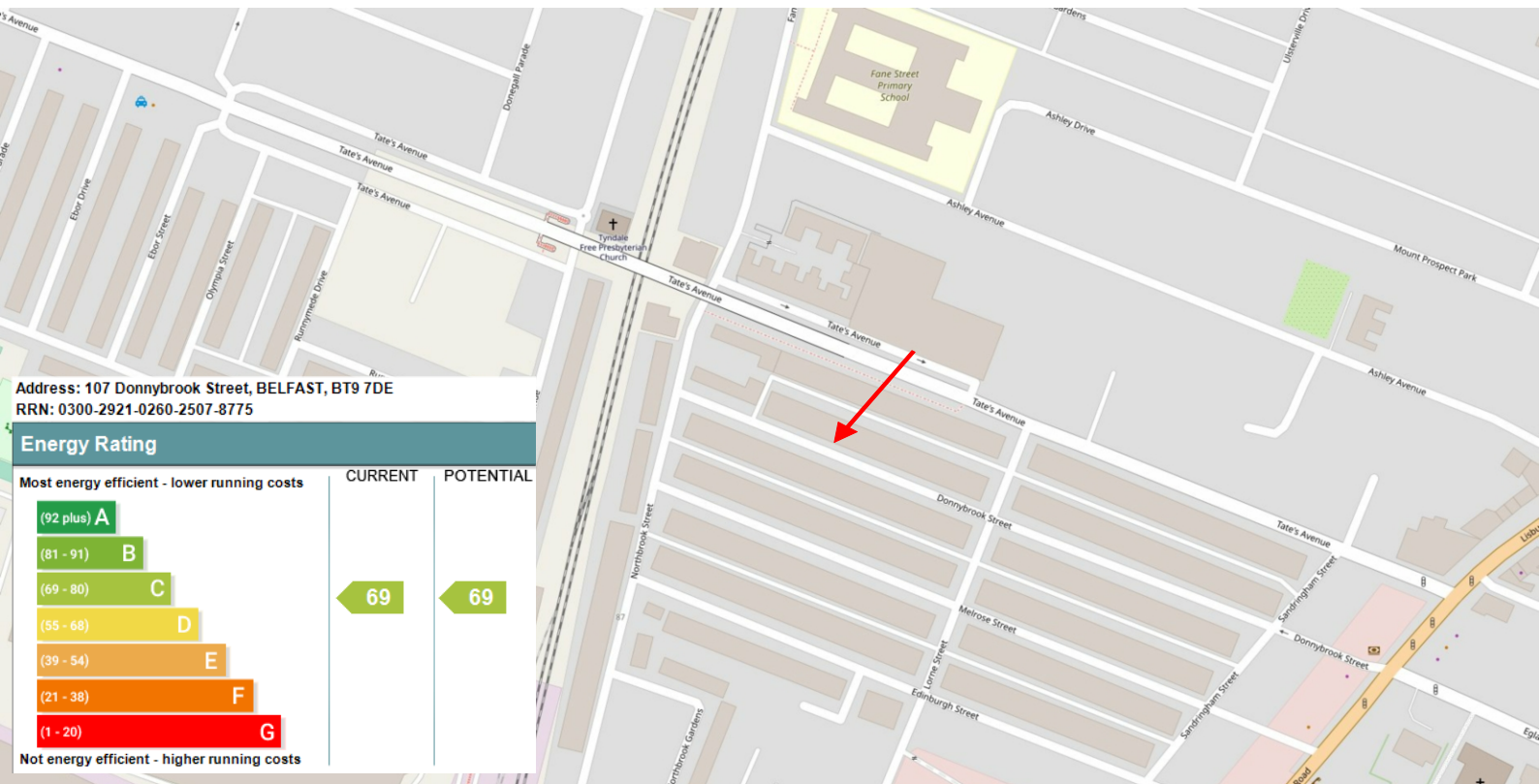
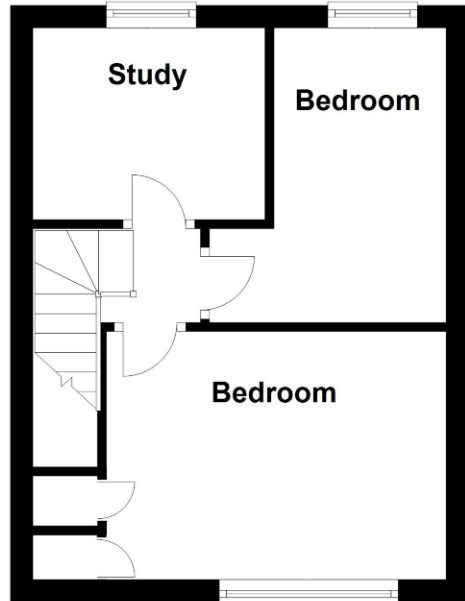


Ground Floor



Plans may not be to scale, and are for indicative purposes only.

First Floor



AGENT'S NOTES

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