



For Sale Re-development Opportunity
with Planning Permission

54A Sunnyside Street, Belfast, BT7 3EX

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**FRAZER
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Summary

- Prime residential location, positioned just off the Ormeau Road, South Belfast.
- Workshop/warehouse extending to c. 1,753 Sq Ft situated on a site of c. 0.09 acres.
- Planning permission for development of three houses – Planning Ref: LA04/2020/1734/F.
- Ormeau Road is a bustling and affluent suburban retail and residential area.

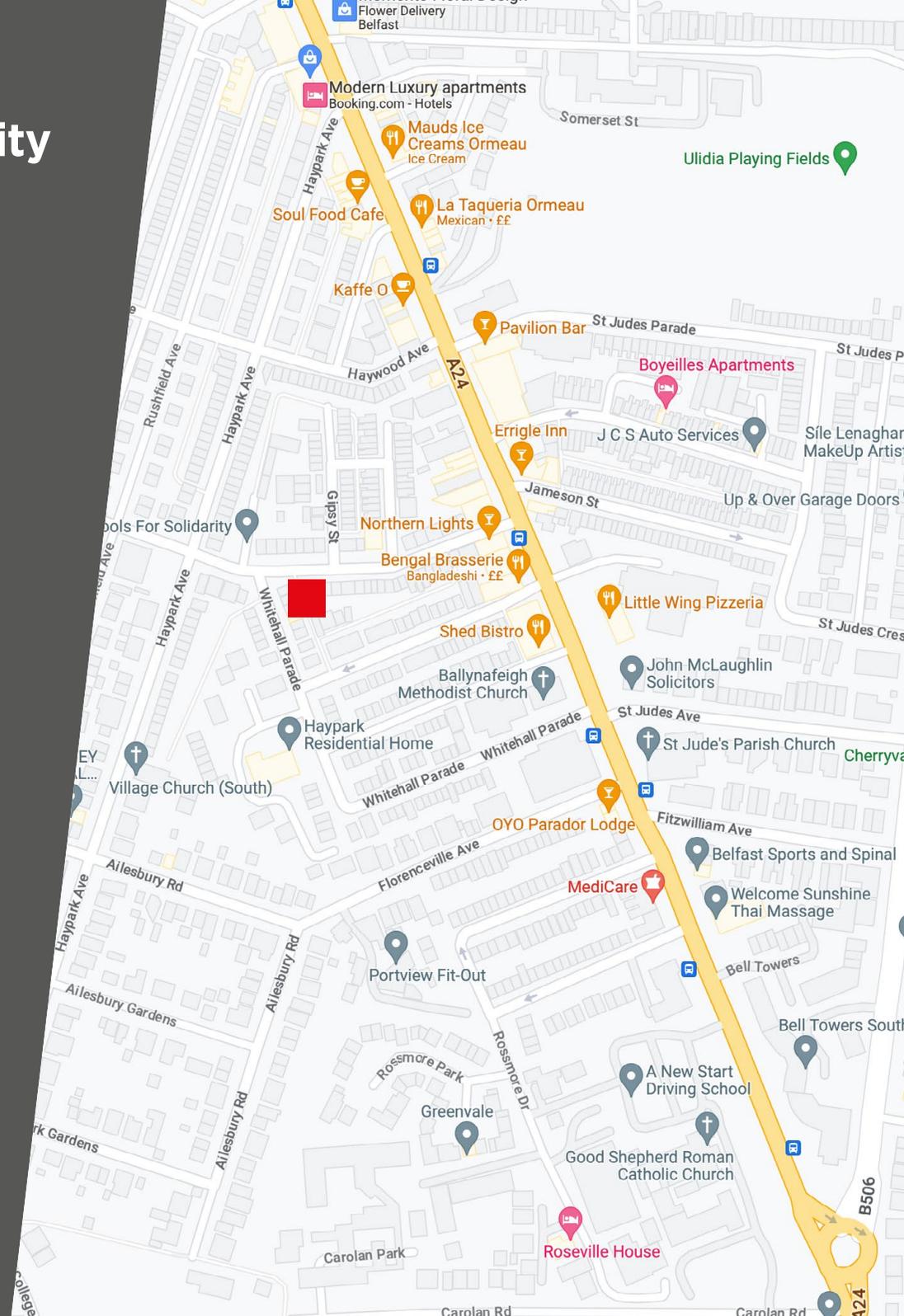
Location

The property occupies a prime location situated just off the bustling Ormeau Road, on Sunnyside Street. The Ormeau Road is a main arterial route serving the south of the city, with its surrounding area characterised by a vibrant mix of retail, food and service occupiers, with a high-density resident population.

The range of high-quality amenities on the doorstep of the subject property are in abundance, including bars, restaurants, coffee shops, the Ormeau Park and Kingspan Stadium (home of Ulster Rugby).



Not To Scale. For indicative purposes only.



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Description

The subject property comprises a large single storey workshop/warehouse building finished in typical Belfast red brick with corrugated roof sheeting, plus an additional covered area within the yard. Internally the property comprises of a larger main workshop area and a smaller rear workshop, plus a couple of stores and an office.

The property is currently occupied by Adsum, a Belfast based charity supporting children and communities in Madagascar. It is proposed that a 9-month licence will be put in place to Adsum from the date of sale completion.

Planning

Full Planning Permission has been secured for the erection of 3no dwellings, comprising a spacious open plan kitchen living area, study and bathroom on the ground floor and two bedrooms, one with an ensuite and bathroom on the first floor.

Planning Ref: LA04/2020/1734/F.

Description of Proposal: Amended house types to those approved under Planning Ref Z/2001/1515/F for erection of 3no dwellings.

Date of Permission: 13th January 2022

Approved drawings of the proposed development are on Page 5 of these particulars.



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Accommodation

The property comprises of the following approximate Internal Areas:

Floor	Sq M	Sq Ft
Workshop/Warehouse	83.90	903
Rear Workshop/Warehouse	36.55	393
Store 1	16.31	176
Store 2	10.16	109
Store 3	4.69	51
Office 1	11.25	121
Total approximate Area	162.86	1,753

Price

Inviting offers in the region of £150,000.

VAT

All figures quoted are exclusive of VAT, which may be payable.

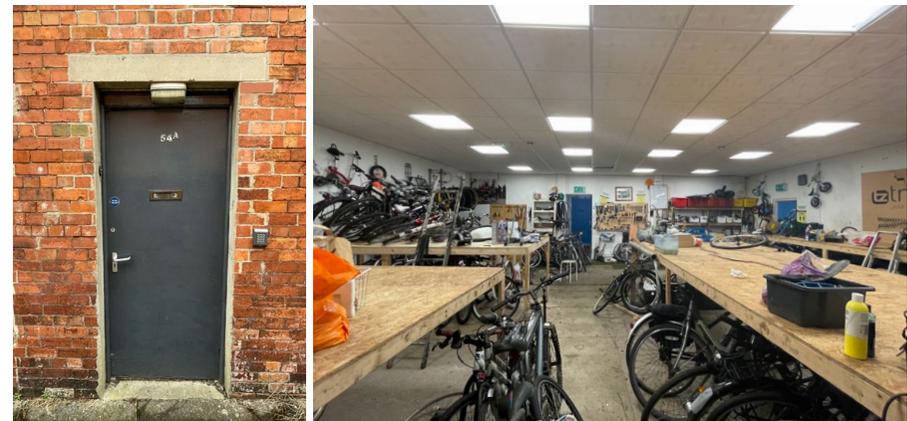
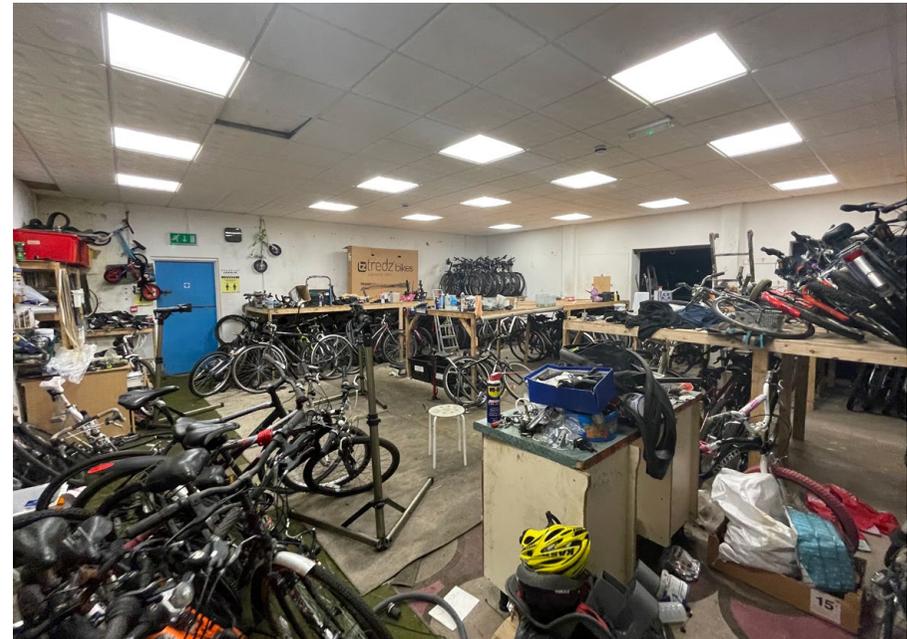
Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

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Proposed Ground Floor Plan

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Proposed First Floor Plan

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Roads Layout

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