



RHM
Commercial

SITE

FOR SALE

Redevelopment Opportunity

**176-186 Sandy Row,
BELFAST BT12 5EY**

- Redevelopment opportunity on Sandy Row close to Donegall Road and Shaftesbury Square
- Site Area: 0.9 acre (0.04 hectare)
- Income producing car park
- Suitable for retail, office or residential development, subject to planning

Property Consultants

RHM COMMERCIAL LLP
First Floor, Edward Court,
Saint Anne's Square,
Belfast, BT1 2LR
T 028 9043 4300
F 028 9043 4330
www.rhmcommercial.com



LOCATION

Located fronting onto Sandy Row at the corner of Stroud Street, close to Donegall Road and Shaftesbury Square.

Occupiers in the area include Gordons Chemists, Boots, William Hill and Reids Shoes.

DESCRIPTION

Five semi-derelict retail units with parking area off Stroud Street on a site extending to 0.09 acre (0.04 hectare).

The site would be suitable

for a retail, office or residential development or surface car parking, subject to statutory approvals.

SITE AREA

0.09 acre (0.04 hectare)

TITLE

We understand the property is held by way of a long lease subject to ground rent.

TENANCY

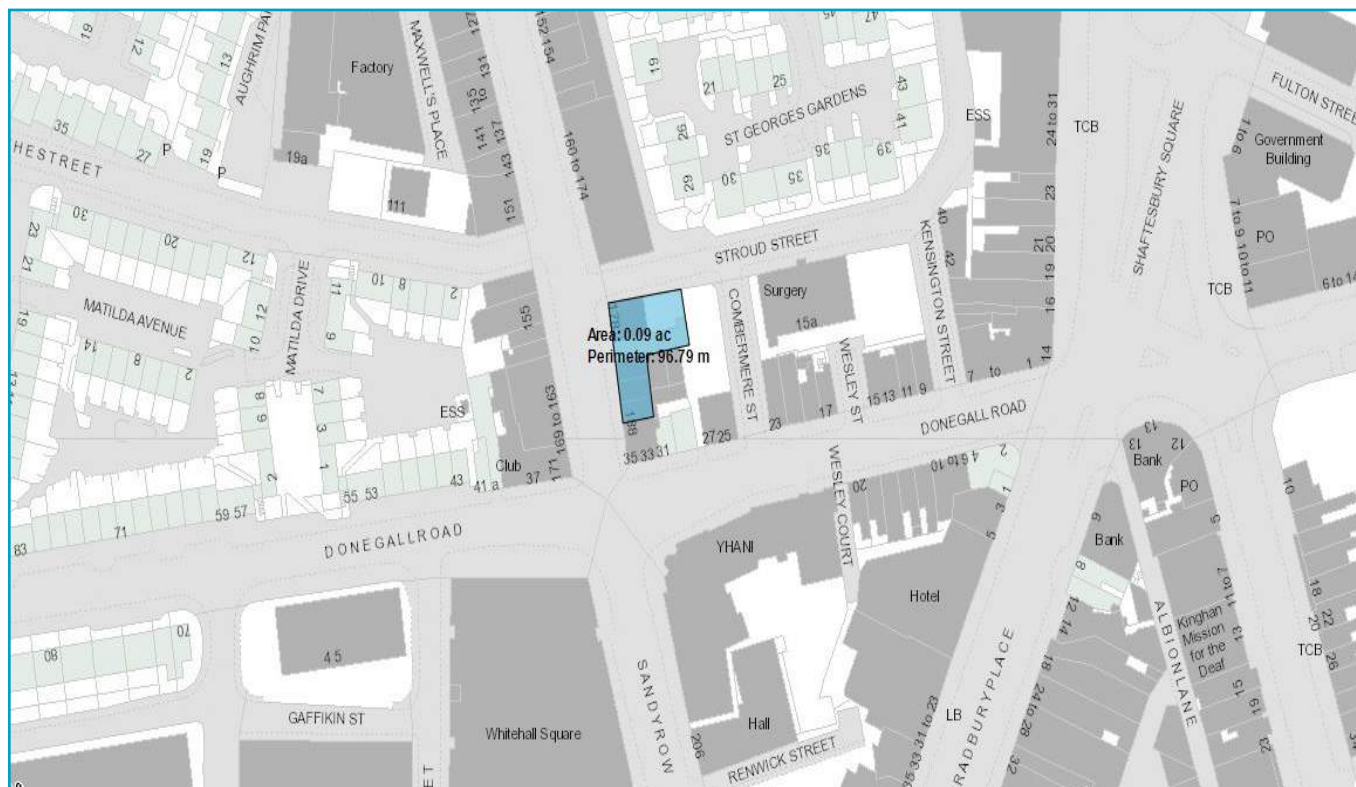
The car park is let on a rolling quarterly tenancy to N & R Gordon Limited at £1,000 per annum.

PRICE

Offers are invited in the region of £100,000.

VAT

The premises are not registered for Value Added Tax.



NAV

No.	NAV	Full Rates	Vacant Rates
176-178	£1,700	£1,044	£Nil
180	£880	£540	£Nil
182	£620	£381	£Nil
184-186	£1,300	£798	£Nil

VIEWING

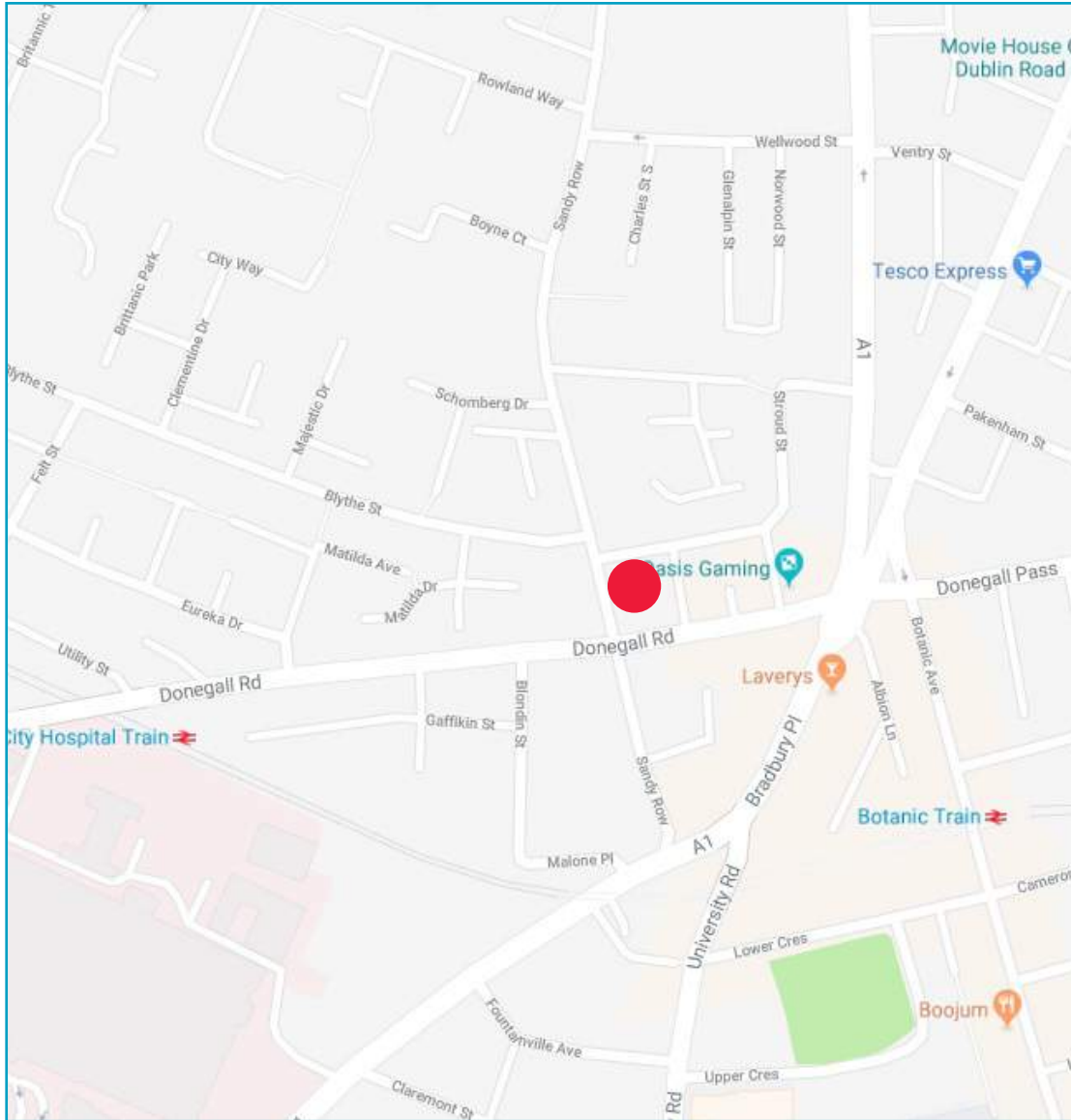
Exterior viewing on site at any time.

Redevelopment Opportunity

176-186 Sandy Row, Belfast

RHM

Commercial



CONTACT

Paul Ritchie
T 07977411234
E paul@rhmcommercial.com

RHM COMMERCIAL LLP

RHM Commercial is an independent firm of property consultants providing specialist services to both owners and occupiers of property. Our rapidly expanding client base includes over 25% of the top 100 companies in Northern Ireland.

Conditions under which these particulars are issued

All details in these particulars are given in good faith, but RHM Commercial LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:- 1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and RHM Commercial LLP have no authority to make or enter into any such offer or contract. 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by RHM Commercial LLP, for themselves or for the Vendors/Lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. 4. The Vendors/Lessors do not make, give or imply, nor do RHM Commercial LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property. The statement does not affect any potential liability under the Property Misdescriptions Act 1991.

RHM COMMERCIAL LLP

First Floor, Edward Court,
Saint Anne's Square,
Belfast, BT1 2LR
T 028 9043 4300
F 028 9043 4330
www.rhmcommercial.com