

FOR SALE

RESIDENTIAL



3 Storey, 7 bedroom Mid Terrace Property
12 NEWINGTON STREET, BELFAST

- 3 self contained flats located in a highly accessible location
- Three storey mid terrace with 7 no. Bedrooms
- Significant redevelopment potential
- Excellent provision of local amenities to include schools, food stores, cafes bars and restaurants

Contact:

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Lisney



Location

The subject property is located on Newington Street, approximately two miles to the north of the City Centre. Newington Street occupies a convenient location, accessible from both Antrim Road and Limestone Road.

The immediate area comprises a mix of high density residential accommodation, recreational, educational, religious and commercial uses. Cityside Retail and Leisure Park is a short drive from the subject property. Tenants within the scheme include Tesco, Movie House Cinema and Home Bargains.

Description

The subject property is a three storey mid terrace, converted to provide three self contained flats.

The ground floor flat provides a living/dining area, bathroom, one no. bedroom and a kitchen.

The first floor flat comprises three no. bedrooms, bathroom and a kitchen. While the second floor flat provides three no. bedrooms, a bathroom, and a kitchen.

The property is in need of refurbishment throughout

Accomodation

*Dimensions taken at the widest points

Ground Floor		First Floor		Second Floor	
Living Room	11'5"x12'5"	Bedroom 2	12'6"x9'2"	Bedroom 5	12'5"x8'3"
Bedroom 1	11'7"x6'10"	Bedroom 3	12'6"x6'4"	Bedroom 6	12'5"x7'1"
Kitchen	11'1"x8'5"	Bedroom 4	6'3"x11'7"	Bedroom 7	11'10"x6'8"

Asking Price £60,000

Rates

Capital Value

£36,000 (Ground floor)

£36,000 (First floor)

£36,000 (Second floor)

Rates payable 2014/15 rate year

£254.88

£254.88

£254.88

Title

We have been advised that the property is held on a 10,000 year lease from 1967 and is subject to an annual ground rent of £10.

Energy Performance Certificate (EPC)

The property has an energy rating of D57. A full certificate can be made available upon request.

VAT

All prices and outgoings are exclusive of but may be subject to VAT

Energy Performance Certificate		Northern Ireland
12, Newington Street BELFAST BT15 2HQ	Date of assessment: Date of certificate: Reference number: Type of assessment: Accreditation scheme: Assessor's name: Assessor's accreditation number: Employer/Trading name: Employer/Trading address: Related party disclosure:	01 September 2014 03 September 2014 0995-2958-0813-4504-3801 RQSAP, existing dwelling Eimhurl Energy Systems Ltd Mr Paul Sherry EE3000470 Blue Clarity Property Services The Courtyard 21F Dunham Road, Co Down, Newcastle, BT33 0BG No related party
Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	92-100	
B	81-91	
C	69-80	
D	55-68	57
E	39-54	
F	21-38	
G	1-20	
Not energy efficient - higher running costs		
Current		Potential
		68

