



NICHOLAS
RESIDENTIAL



34 North Parade Belfast BT7 2GG Asking price £399,950

Substantial Investment Opportunity – Three Self-Contained One-Bedroom Apartments Producing £29,700 Per Annum

Occupying a prime position on North Parade, this attractive red-brick period property has been professionally converted into three self-contained one-bedroom apartments and is being offered for sale with all units currently let, providing an immediate rental income of £29,700 per annum.

The accommodation is well presented throughout and comprises three individual one-bedroom apartments, each offering bright and spacious living accommodation including a living room, fitted kitchen, double bedroom and bathroom. The apartments have been maintained to a good standard and benefit from gas-fired central heating.

Situated within walking distance of Ormeau Road, Botanic, Belfast City Centre and Queen's University, the property enjoys strong tenant demand from young professionals and those seeking convenient access to the city's key amenities, transport links, cafes, restaurants and parks.

This is an ideal opportunity for investors seeking an established income-producing asset in one of Belfast's most sought-after rental locations.

- Substantial investment property comprising three self-contained one-bedroom apartments
- Fully let and generating an immediate rental income of £29,700 per annum
- Individual rental incomes of £800 pcm, £825 pcm and £850 pcm currently
- Attractive red-brick period property in a highly sought-after South Belfast location
- Well-presented accommodation throughout with modern kitchens and bathrooms
- Gas-fired central heating installed throughout the building
- Strong rental history with proven tenant demand
- Conveniently located within walking distance of the Ormeau Road, Botanic and Belfast City Centre
- All rental & legal paperwork for each apartment can be provided
- Ideal turnkey investment opportunity with potential for future rental growth subject to market conditions

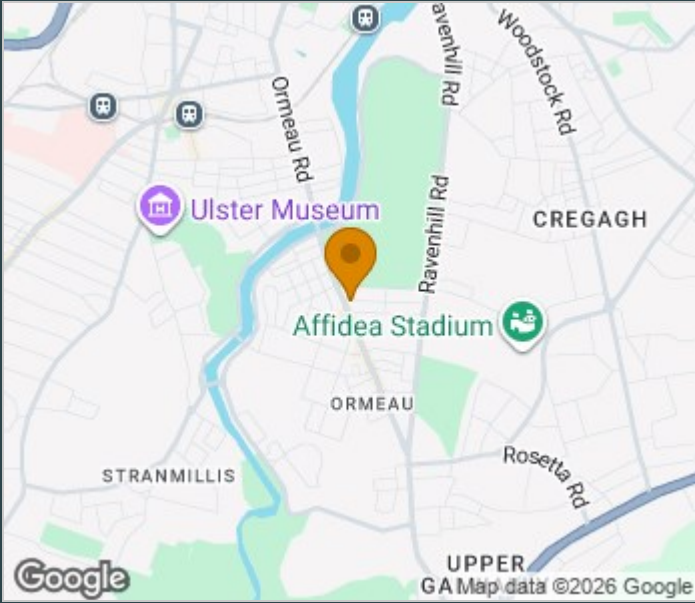
Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.



Area Map

Energy Efficiency Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive
2002/91/EC



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