

STEWART & CO.

Estate Agents & Property Managers

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**Unit 1, 16-18 Belmont Road
Belfast, BT4 2AA**

Offers from
£120,000

Stewart & Co.
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Belfast, BT4 2AA

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PROPERTY DESCRIPTION

This attractive property, extending to approximately 686 sq ft (63.74 sq m), was newly built by Bomask Construction Limited in 1997. The property has been in the same ownership since January 1998, with the current owner letting the property in March 1998, since when it has enjoyed an almost unbroken rental income.

The present professional tenant has been in occupation since 2007 and the property is in excellent condition throughout.

This investment represents a unique opportunity to acquire a recently constructed retail unit in a well established location where properties of this nature seldom come to the market.

CURRENT LEASE TERMS

- * expires 30th April 2015.
- * Rent £10,500 per annum (inc. of Managment Fee)
- * Tenant: Mr. Duncan Burnside, T/A Body & Sole
- * Repair/Insurance Covenant: The tenant is responsible for the maintenance of the interior and exterior of the property , together with reimbursing the Landlord for the cost of Buildings Insurance.



LOCATION

The property is prominently situated in a prime location on the Belmont Road, opposite Dundela Pharmacy and Tesco. Belmont Road is on a main arterial route into Belfast's city centre with a bus stop located outside the subject property.

Nearby retailers include Post Office, Mace, Tesco, Winemark, Ferguson Flowers, The Zip Yard, Morrelli's Gelateria and Rachel Scott Opticians.

RATES

NAV: £6,900

Rate in £ (2013): 0.6004

Rates Payable (2013): £3,314 per annum approx.

Please note that in accordance with the terms of the Lease the Tenant is responsible for the payment of Rates.

PRICE

Offers invited over £120,000

VAT

The property is VAT registered however we anticipate that the sale will be by way of a Transfer of Going Concern (ToGC), in which case no VAT shall ultimately be payable on the purchase price.

VIEWING

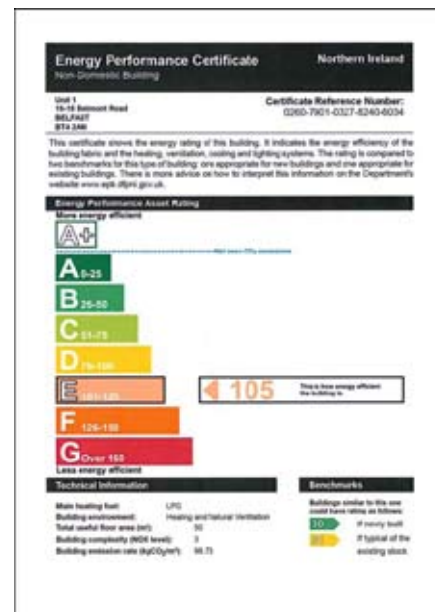
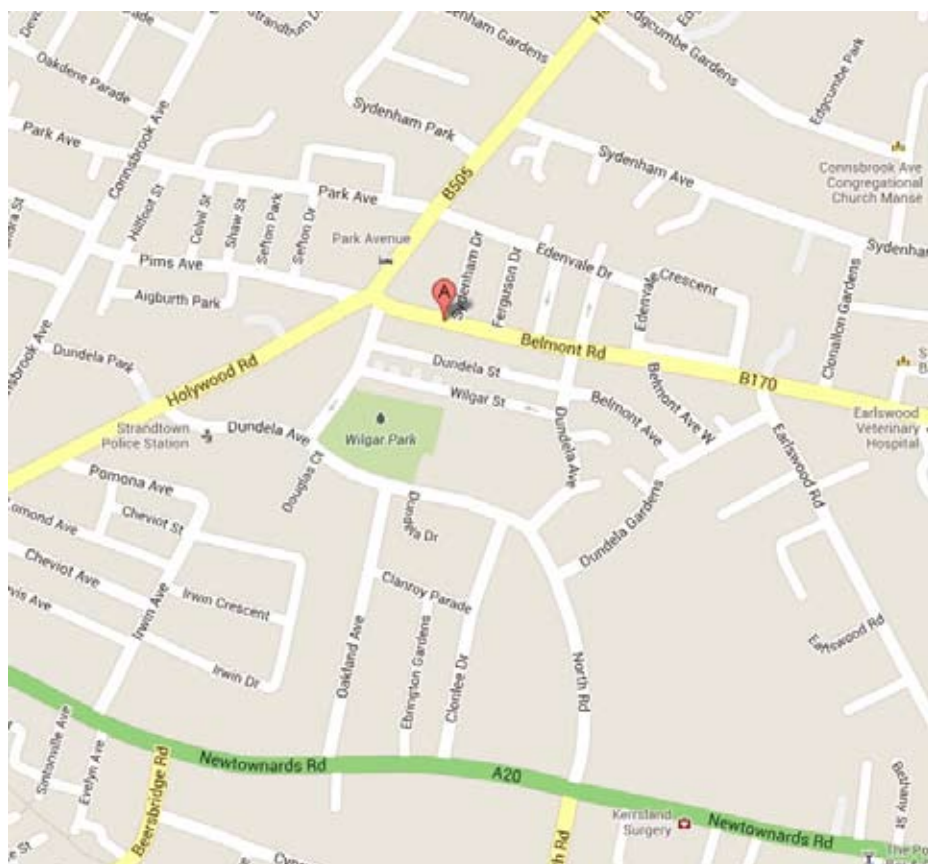
For viewing please contact the joint selling agents:-

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Frazer Kidd & Partners Tel: 028 9023 3111 Fax: 028 9024 4859

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We at Stewart & Co. pride ourselves on providing a friendly, personal service with a door-always-open policy. Operating out of the Belmont Village area we currently manage a wide ranging portfolio of property throughout Belfast, Co. Down and Co. Antrim and have a wealth of experience in commercial and residential sales and letting.

We are here to help with all your property requirements, please contact us if we can be of assistance.

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