



Part of the  
Savills Group



# For Sale

## Public House Investment

The Lodge  
123-127 New Lodge Road  
Belfast  
BT15 2BX

INVESTMENT

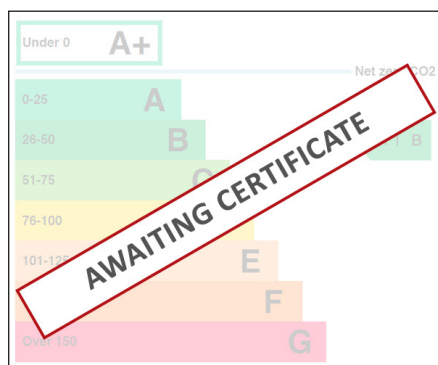


## INVESTMENT

## Location Map



## EPC



## Location

The subject occupies a prominent corner site in the New Lodge, a densely populated residential area of North Belfast, on the periphery of the city centre. Benefiting from frontages onto New Lodge Road and Lepper Street, the property is a short distance from the main arterial routes of Antrim Road and North Queen Street.

## Description

Substantial two-storey licensed premises occupying a prominent corner site in the New Lodge. The subject is currently leased and internally it is laid out to provide a ground floor public bar with first floor lounge/games room.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate.

Description	Sq Ft	Sq M
GIA (over two floors)	4,131	383.85

## Rates

We have been advised by the Land and Property Services of the following rating information:

**Net Annual Value:** £19,200  
**Estimated rates payable:** £12,031

## Sale Details

On application.

## Lease Details

The subject is currently leased, and we would outline the salient details as follows:

**Term:** 10 years from 01 August 2017  
**Passing Rental:** £46,000 per annum exclusive with annual uplifts of £2,000

A copy of the lease agreement can be provided on request.

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

## Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

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## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/ukksi/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

## MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.