



For Sale
Superb City Centre Investment
13-17 Amelia Street, Belfast BT2 7GS

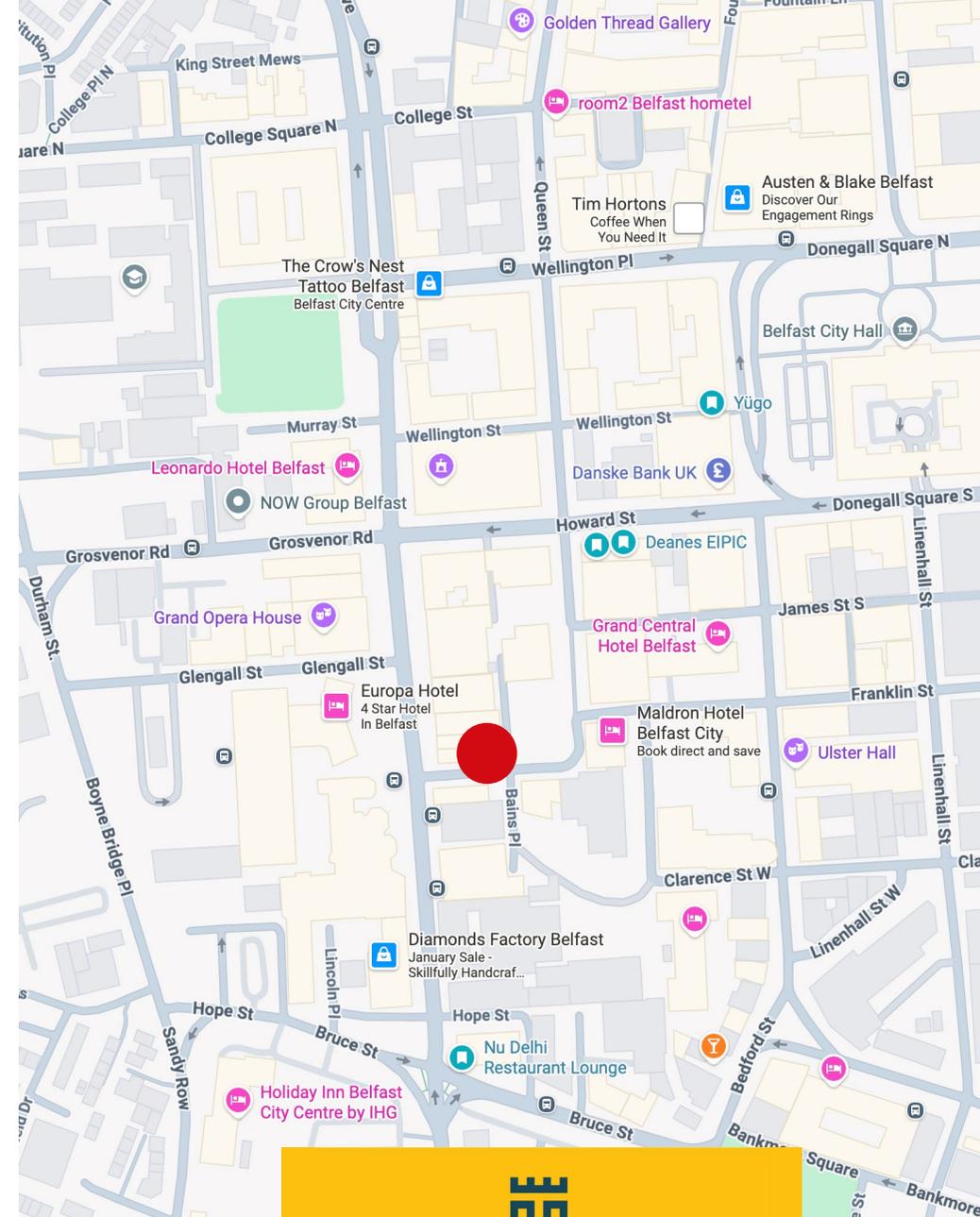


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LOCATION & DESCRIPTION

- The subject property occupies a prominent location in Amelia Street, just off Great Victoria Street and is occupied by Wineflair, Little Italy and Rayles Diners.
- Amelia Street has undergone significant improvement in recent years and will be further enhanced with the planned multi-million pound development of Blackstaff Square. This envisages Amelia Street as a key thoroughfare between the new Belfast Transport hub (Grand Central) and the City Centre.
- There are numerous high end restaurants in close proximity to the subject property including James Street South, Shed Bistro and Deanes Meatlocker. Further development in the locality includes the new £100m Queens Student Accommodation Building further along in Brunswick Street.
- The ground floor retailers have been in occupation for a substantial period of time and have taken leases to 2035 and 2040.
- Total rental income (including top up) gross £64,000 per annum.



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LEASE DETAILS

13 Amelia Street Jug Limited t/a Little Italy for a term of 15 years from 12th May 2025, at an annual rent of £26,000 per annum (topped up from £23,500 per annum until 1st October 2026). Rent reviews will be 5 yearly thereafter. They pay a fair proportion of the cost of insuring the property.

15 Amelia Street Wineflair (Belfast) Ltd for a term of 15 years from 1st November 2020, at a current rent of £12,000 per annum. Rent reviews are every 5 years and they have a break clause on 1st November 2030. They pay a fair proportion of the insurance premium.

17, 1st & 2nd Floors Amelia Street Rayles Diners Ltd for a term of 10 years from 2nd June 2025, at a current rent of £25,000 per annum, with a rent review on 2nd June 2030. They also have a break clause on 2nd June 2030. 6 months rental deposit held and personal guarantor taken. They pay a fair proportion of the insurance premium.

Additional Planning Permission- Future Value Enhancement

Full planning permission has been granted for the upper floors only to provide four self-contained apartments, comprising 2 x one-bedroom and 2 x two-bedroom units, approved for short-term letting use.

The consent relates exclusively to the upper parts of the building and does not relate to the existing ground-floor commercial accommodation. There is no requirement or obligation on an incoming owner to implement the permission, and all three existing occupational leases will remain entirely unaffected.

The planning consent therefore offers a purchaser optional future enhancement potential, while the property continues to perform as a fully income-producing investment in its current configuration.

Full planning documentation and drawings are available upon request.



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COVENANT INFORMATION

J.U.G. Ltd	J.U.G. Ltd established in 2013, have an Experian rating of 82 (Low Risk).
Wineflair (Belfast) Ltd	Wineflair have over 56 outlets in Northern Ireland and are a highly successful local retailer with an Experian Rating of 100 (very low risk).
Rayles Diners Ltd	has 3 restaurants in the Belfast area, serving mainly Filipino cuisine. The lease has two personal guarantees and there is also a 6 month rental deposit.

ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Wineflair	35.1	378
Ground Floor	Little Italy	66.7	718
1st Floor	Rayles	92.9	1,000
2nd Floor	Rayles	55.74	600

TITLE

Long leasehold, subject to a nominal ground rent.

PRICE

Offers in excess of £750,000

VAT

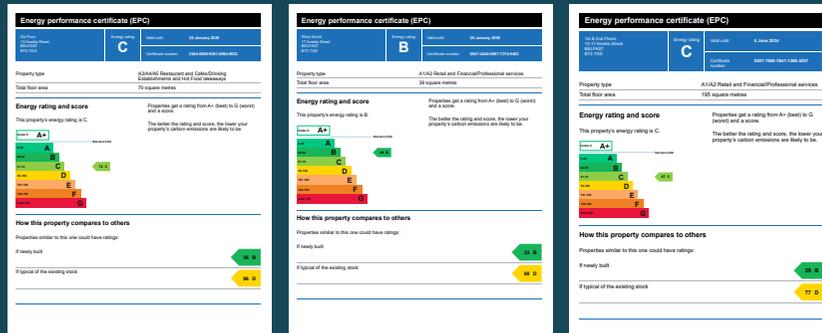
The property is registered for VAT, but the sale will be treated as a transfer of a going concern.



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EPC



CONTACT

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