



For Sale Retail & Industrial Investment
DC Business Park, Kennedy Way, Belfast BT11 9AP



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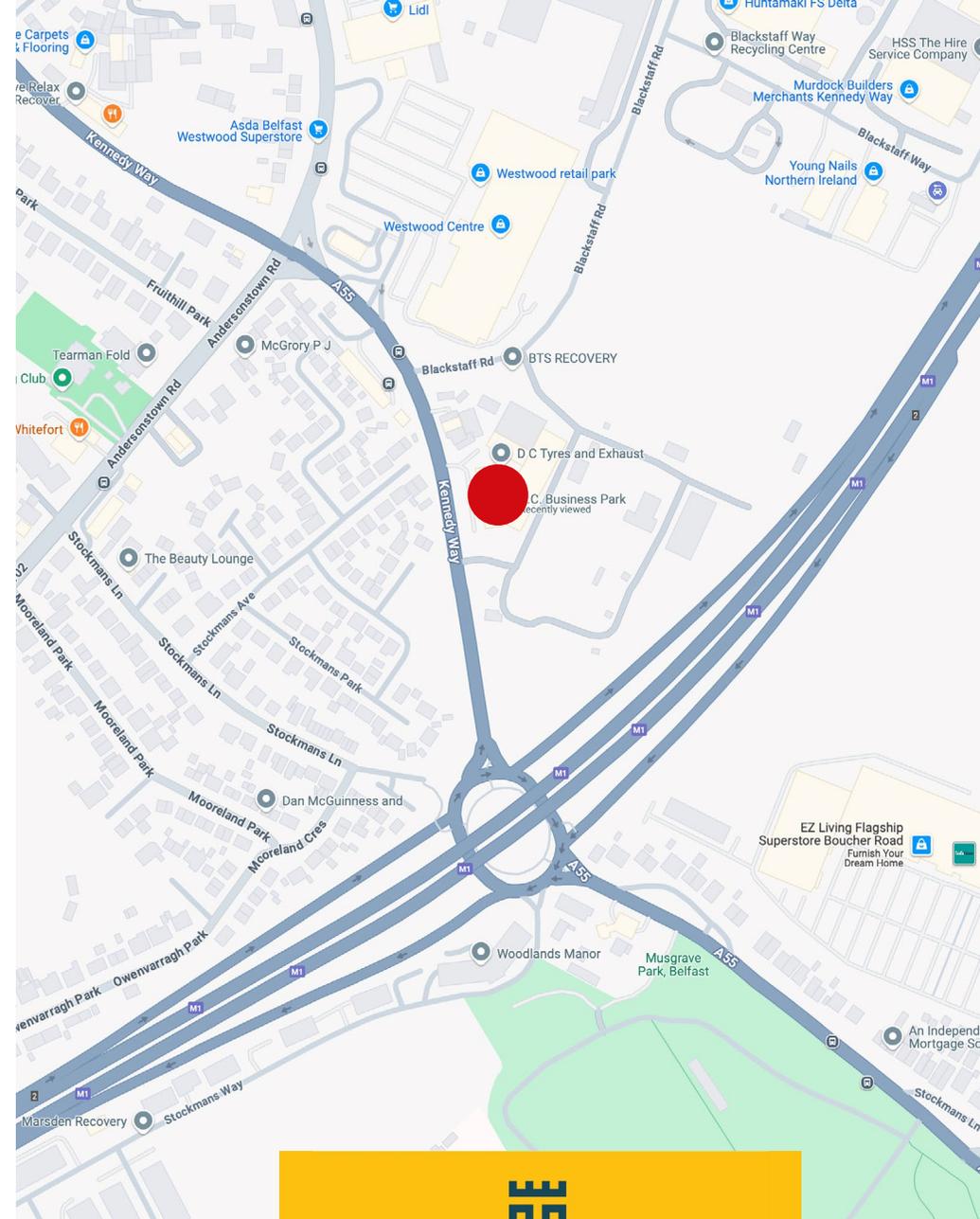
028 90 500 100

SUMMARY

- Business Park comprising c. 33,666 sq ft.
- Currently producing £179,500 per annum, exclusive, potentially increasing to £193,350 when vacant unit let.
- Rent could be increased further by actioning rent reviews.

LOCATION & DESCRIPTION

- The development occupies a high profile location on Kennedy Way just off the M1 Motorway, approximately 2 miles south-west of Belfast City Centre.
- Kennedy Way links the Stockmans Lane Roundabout (Junction 2 of the M1 Motorway) with the Andersonstown and Falls Roads and therefore benefits from a high volume of vehicular traffic.
- The property is located in close proximity to Asda and the Kennedy Shopping Centre, which is anchored by Sainsbury's.
- The Business Park comprises of 4 no. retail units/showrooms fronting Kennedy Way and 15 no. industrial units to the rear (4 of which have been previously sold).
- 52 on site car parking spaces.



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TENANCY SCHEDULE

Unit	Tenant	Use	Lease Length	Lease Start	Lease Finish	Rent PA	Size Sq Ft	Rent Review	Break Option	Other Notes
1,18,19	The Tile Source Limited	Tile Showroom	15	01/11/2017	31/10/2032	£65,000	15,717	02/11/2027		Inclusive of service charge
2	Fox Hair / Dermot Kennedy	Hair Supplies	10	01/03/2017	28/02/2032	£20,000	3,569	01/03/2027		
3	DP Realty	T/A Domino's Pizza	20	20/07/2006	19/07/2026	£25,000	2,094	20/07/2026		
4	DC Tyres & Exhausts	Tyres, Exhausts Centre	15	01/03/2017	01/03/2032	£16,000	2,386	01/03/2027		
5	Lucid Coffee / Stephen Houston	Coffee Roasters	10	09/01/2022	08/01/2032	£6,500	925	09/01/2027		
8a	Galar (Ireland) Limited	Pharmacy Store	5	01/06/2021	31/05/2026	£7,500	1,481	N/A		
10	To Let					£13,850	1,844			
11-14	Hello Peachy Limited	Food Prep	15	01/06/2021	31/05/2036	£20,000	3,238	01/06/2026	01/06/2031	
15	Hello Peachy Limited	Food Prep	15	01/06/2021	31/05/2036	£6,500	804	01/06/2026		
16	Hello Peachy Limited	Food Prep	15	01/04/2025	31/03/2040	£6,500	804	01/04/2030	01/07/2030	
17	Hello Peachy Limited	Food Prep	15	01/04/2025	31/03/2040	£6,500	804	01/04/2030	01/04/2030	
TOTALS						£179,500 Potential increase to £193,350 once vacant unit leased	33,666			

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INVESTMENT PROPOSAL

We have been instructed to seek offers in excess of £2.5 million, exclusive.

This retail and industrial investment has a strong tenant line up including DP Realty t/a Dominos (Experian Rating of 98), Hello Peachy Ltd (Experian Rating of 94) and Tile Source Limited (Experian Rating of 82). Total potential rent income of £193,350 per annum, with 5 rent reviews and one lease renewal due this year, the rent roll should increase further.

TITLE

Long Leasehold, subject to a nominal ground rent.

OCCUPATIONAL LEASES

All Leases are held on an internal repairing and insuring basis.

SERVICE CHARGE

A service charge is levied to cover associated external maintenance and repair, upkeep of common areas and any other reasonable outgoings.

LONG LEASES

Units 6, 7, 8 & 9 have been sold by way of Long Leases.

VAT

The property is registered for VAT.

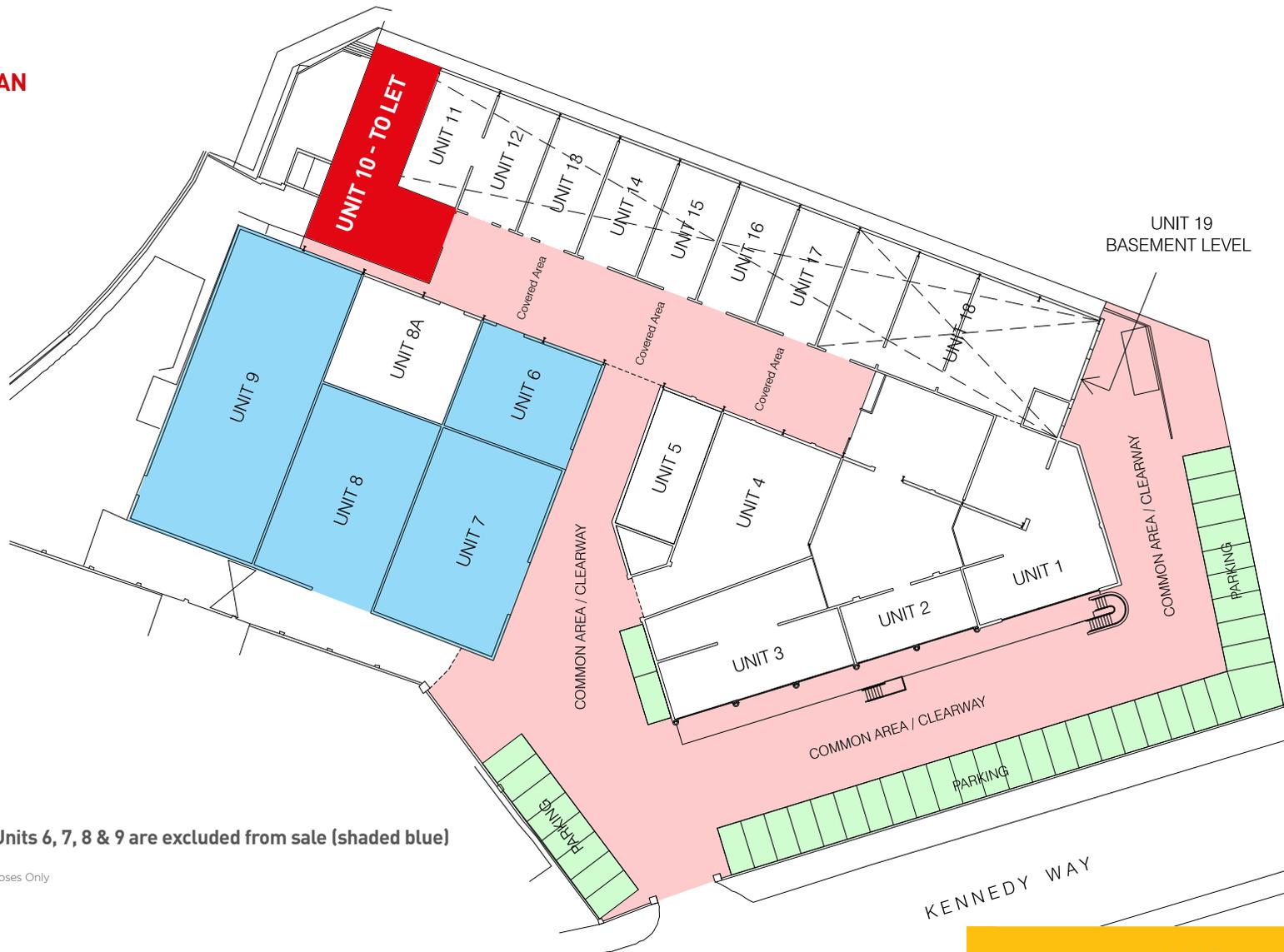
It is envisaged the sale will be conducted as a T.O.G.C.



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LAYOUT PLAN



Please note: Units 6, 7, 8 & 9 are excluded from sale (shaded blue)

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EPC

Unit 1 & 18	69C	Unit 10	170G
Unit 19	102E	Unit 11 & 12	107E
Unit 2	100D	Unit 13	71C
Unit 3	178G	Unit 14	76D
Unit 4	95D	Unit 15	166G
Unit 5	200G	Unit 16	303G
Unit 8a	74C	Unit 17	74C

EPC's for each unit available on request

CONTACT

For further information or to arrange a viewing contact:

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For Identification Purposes Only - Boundaries And Rights Of Way To Be Confirmed



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