



**For Sale** Prime Commercial Investment  
94 Botanic Avenue & 1a India Street, Belfast BT7 1JR



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

## SUMMARY

- Fully let commercial investment producing a current rent of £56,300 per annum.
- Property comprises ground floor retail unit, first floor barbers and ATM.
- High profile corner location on popular Botanic Avenue.

## LOCATION

- The subject property occupies a prime corner location on Botanic Avenue, a thriving and bustling area, approximately 1 mile south of Belfast City Centre and in close proximity to Queen's University, Belfast City Hospital and Botanic Railway Station.
- Botanic Avenue is busy commercial thoroughfare both during the day and in the evenings, which is particularly popular with students and young professionals.
- Other occupiers in close proximity include Starbucks, Centra, Greggs, Caffe Nero, Boojum together with a range of local F&B occupiers.

## DESCRIPTION

- Modern two storey red brick commercial building, constructed to a high specification in 1996 and comprising ground floor retail unit let to Cancer Research. The upper floors, accessed from India Street, are currently in use as a barbers t/a Skinny Isaacs while Cardtronics have an ATM unit.
- The property is fully let and producing a current rent of £56,300 per annum.
- The sale represents an excellent opportunity to purchase a fully let investment on popular Botanic Avenue.



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## SCHEDULE OF ACCOMMODATION AND TENANCIES

Address	Tenant	Net Internal Area	Lease Start	Rent p.a.	Rent Review	Break Option	Comments
Ground Floor	Cancer Research UK	c. 107.8 sq m (1,160 sq ft)	10 years from 01.01.22	£37,250	01.1.27	01.01.27	
First Floor & Mezzanine	Private Tenant t/a Skinny Isaacs Barber Shop	c. 175 sq m 1,880 sq ft)	15 years from 01.09.16	£13,500	Every 3 years		Entrance Hallway and staircase from 1a India Street
ATM Unit	Cardtronics	-	5 years from 01.05.21	Based rent £4,750 pa plus transaction fees of £800		Tenant right to break at 3 months notice	Transactions fees are currently c. £800 pa
<b>TOTAL £56,300</b>							



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## RATES

We understand from Lands & Property Services that the Net Annual Values are as follows:-

Ground Floor =	£27,300
First Floor/Mezzanine =	£12,200
ATM =	£2,000
Rate in £ 2023/24 =	0.572221

## SALE DETAILS

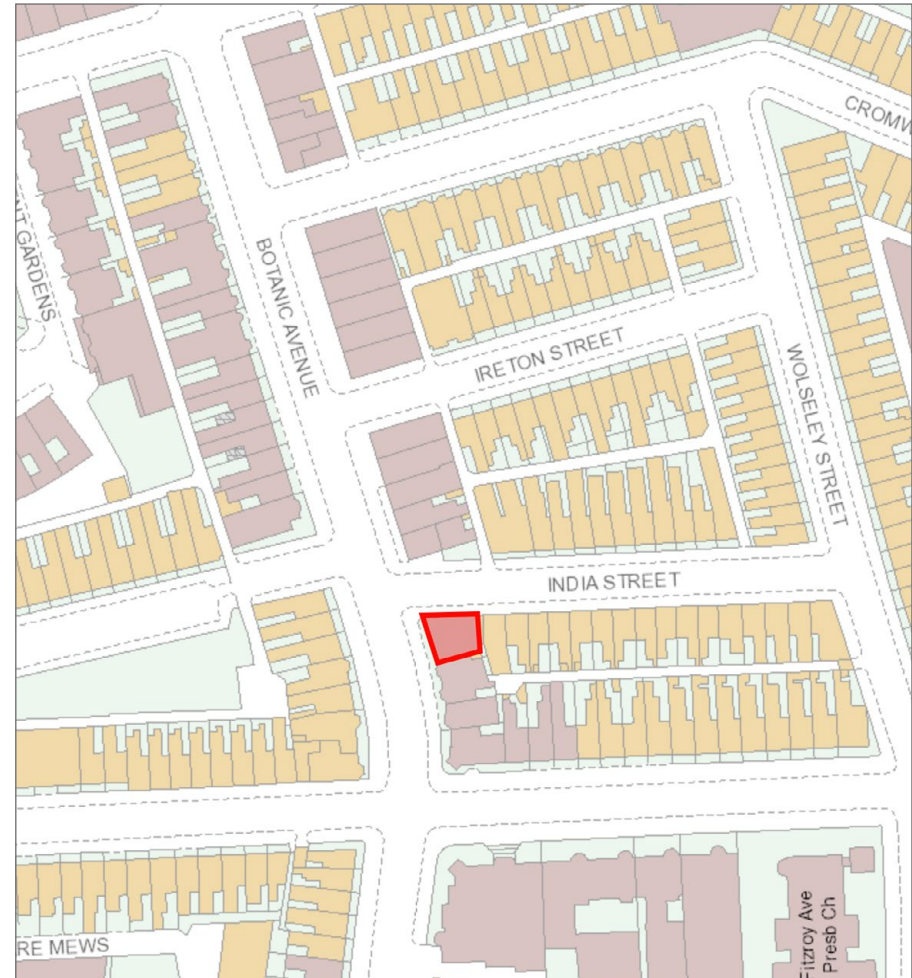
**Title:** Leasehold for 10,000 years from 1st March 1925, at a yearly rent of £10.

**Price:** We are seeking offers in the region of £750,000, exclusive of VAT.

A purchase at this level would equate to a Net Initial Yield of 7.13% after allowing for purchasers costs.

## VAT

The premises are registered for Value Added Tax.



Not To Scale. For indicative purposes only.

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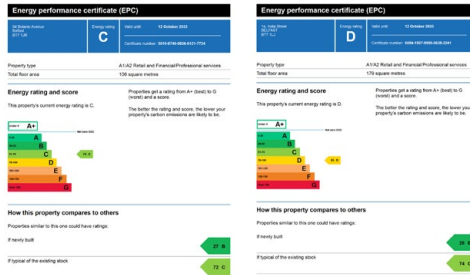
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## EPC



## CONTACT

For further information or to arrange a viewing contact:

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