



117 Lisburn Road



212-218 Upper Newtownards Road



Rugby House, 82 Rugby Avenue

For Sale Ground Rent Portfolio

117 Lisburn Road, Belfast
212-218 Upper Newtownards Road, Belfast
Rugby House and 82 Rugby Avenue, Belfast



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Summary

- Portfolio of ground rents derived from properties located at:
 - 117 Lisburn Road, Belfast
 - 212-218 Upper Newtownards Road Belfast
 - 82 Rugby Avenue, Belfast.
- To be offered as one lot, but consideration will be given to a split.
- Income of £4,100 pa
- Inviting offers in the region of £35,000

Location

117 Lisburn Road

Situated on the Lisburn Road at its junction with Ulsterville Avenue close to Belfast City Hospital.

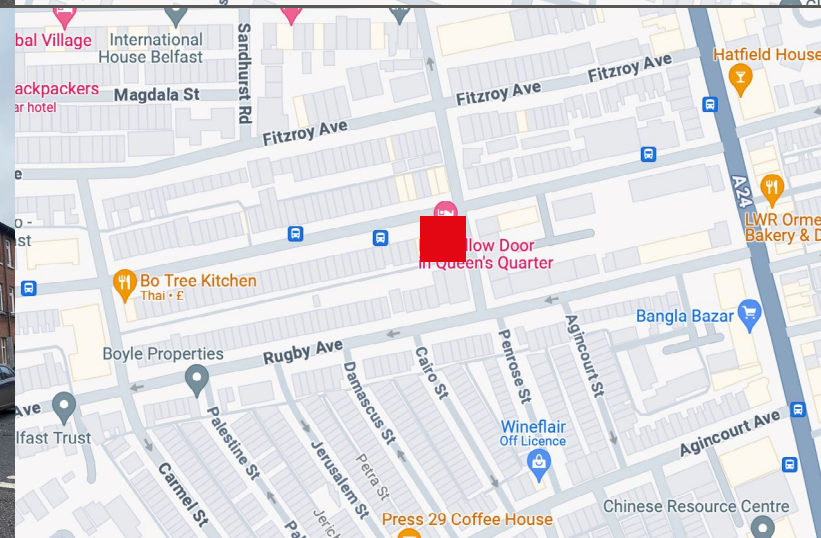
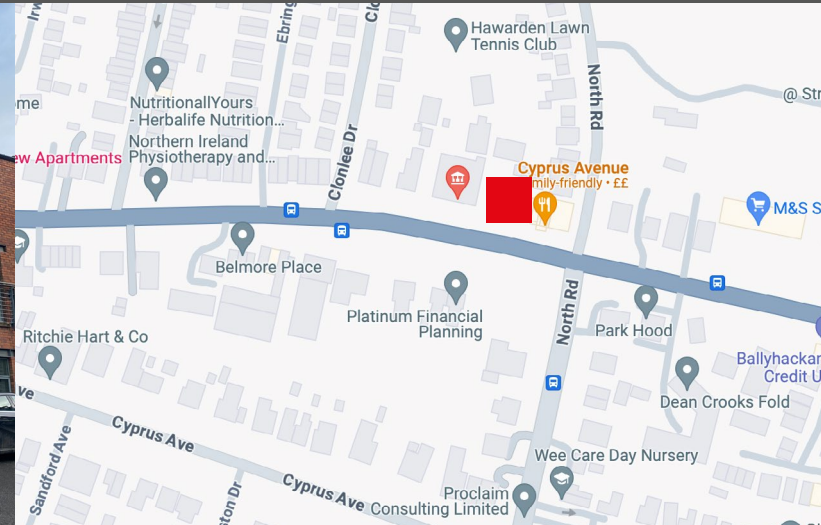
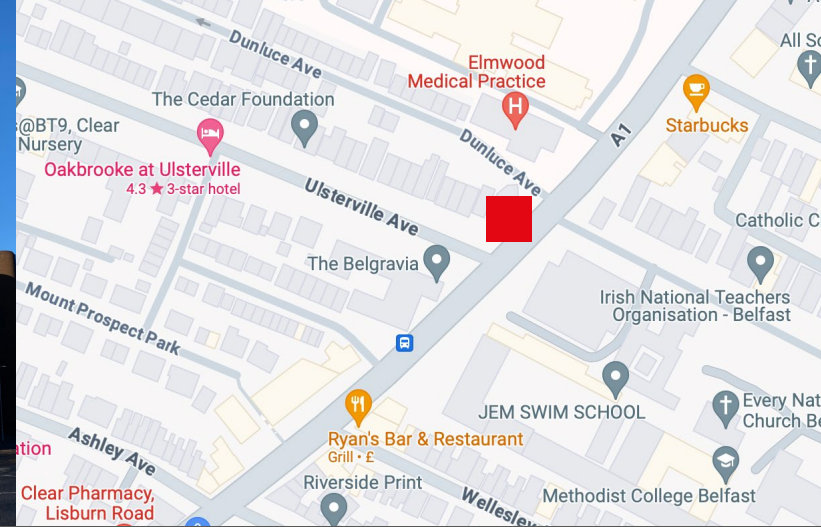
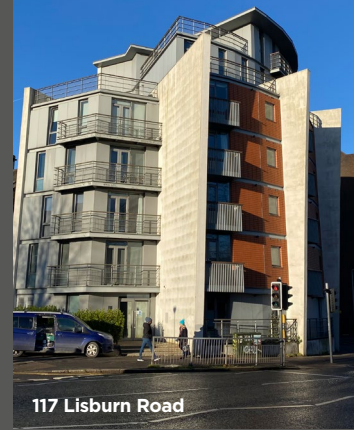
212-218 Upper Newtownards Road

Located on the Upper Newtownards Road, Ballyhackamore close to M&S, and a wide variety of retailers and restaurants.

Rugby House, 82 Rugby Avenue

Located off the Ormeau Road close to Queens University.


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For Sale Ground Rent Portfolio

117 Lisburn Road, Belfast

212-218 Upper Newtownards Road, Belfast

Rugby House and 82 Rugby Avenue, Belfast

Description

117 Lisburn Road, Belfast

An apartment development comprising of 38 apartments which are subject to ground rent of £50 per apartment.

Tenure: 999 years from 31st March 2016 let to One One Seven Lisburn Road Management Limited at a figure of £1,900 pa

212-218 Upper Newtownards Road, Belfast

The property comprises of four modern office buildings let by way of 4 leases each for a period of 900 years from July 2002 at a rent of £400pa. Total rent of £1,600pa

Rugby House, 82 Rugby Avenue

An apartment development comprising of six apartments subject to a rent charge for the sum of £600.00 per annum against the apartment management company, Rugby House Management Association Limited by virtue of a deed of conveyance and assignment dated 22nd February 2016.

Total Ground Rent Income

£4,100pa.

Price

Inviting offers in the region of £35,000.

Title

Further title information available on request.

VAT

All figures quoted are exclusive of VAT, which may be payable. .

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

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For Sale Ground Rent Portfolio

117 Lisburn Road, Belfast

212-218 Upper Newtownards Road, Belfast

Rugby House and 82 Rugby Avenue, Belfast

Tenant & Lease Terms

Address	Tenant and Lease Terms	Ground Rent p.a.
117 Lisburn Road	One One Seven Lisburn Road Management Limited for 999 years from 31.03.2016	£1,900
Office 1, 212-218 Upper Newtownards Road	Richard Gavin Reid for term of 900 years from 01.07.2002	£400
Office 2, 212-218 Upper Newtownards Road	VH McDermott and Son Limited for term of 900 years from 15.11.2002	£400
Office 3, 212-218 Upper Newtownards Road	Scottish Equitable PLC for term of 900 years from 12.09.2003	£400
Office 4, 212-218 Upper Newtownards Road	David Graham and others for term of 900 years from 15.01.2004	£400
Rugby House, 82 Rugby Avenue	Rugby House Management Association Limited by virtue of a deed of conveyance and assignment dated 22.02.2016	£600



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