



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.

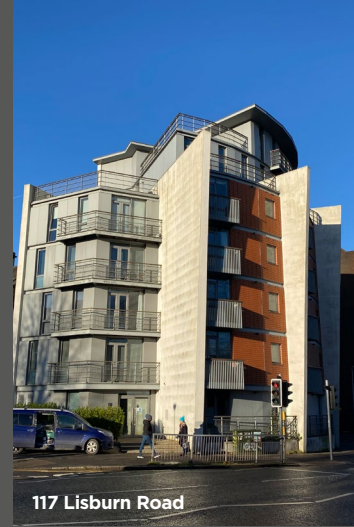
### 212-218 Upper Newtownards Road

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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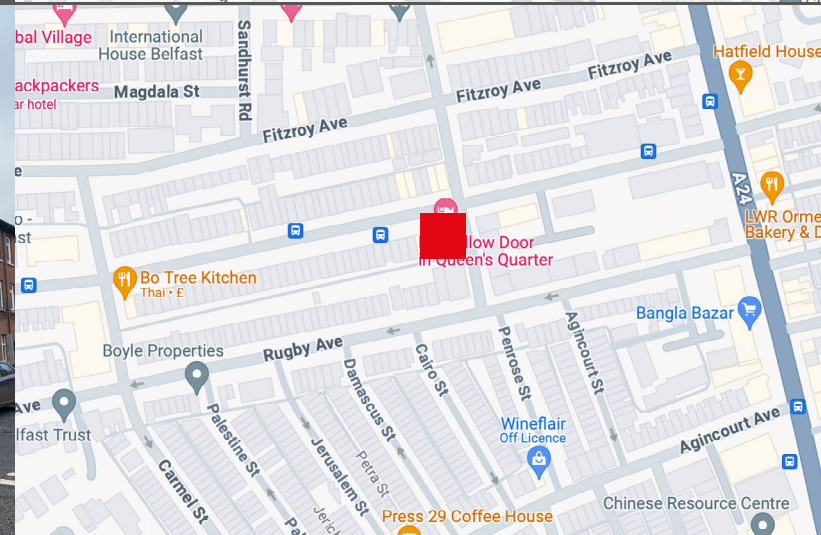
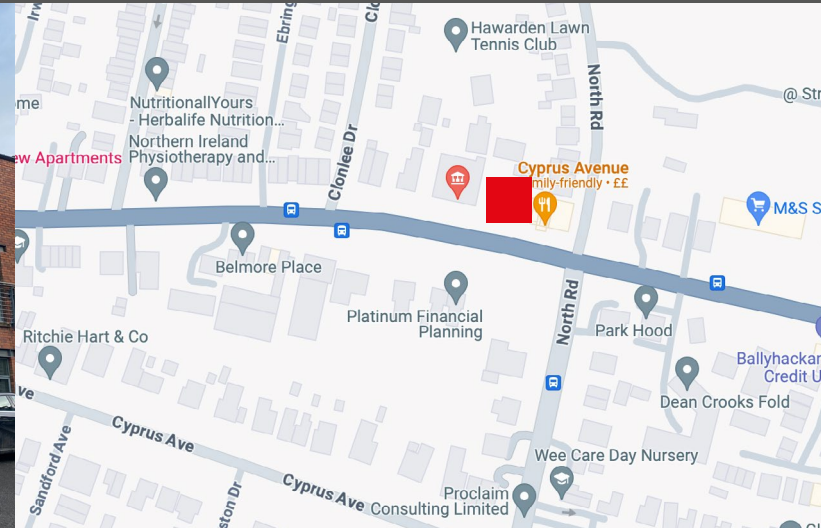
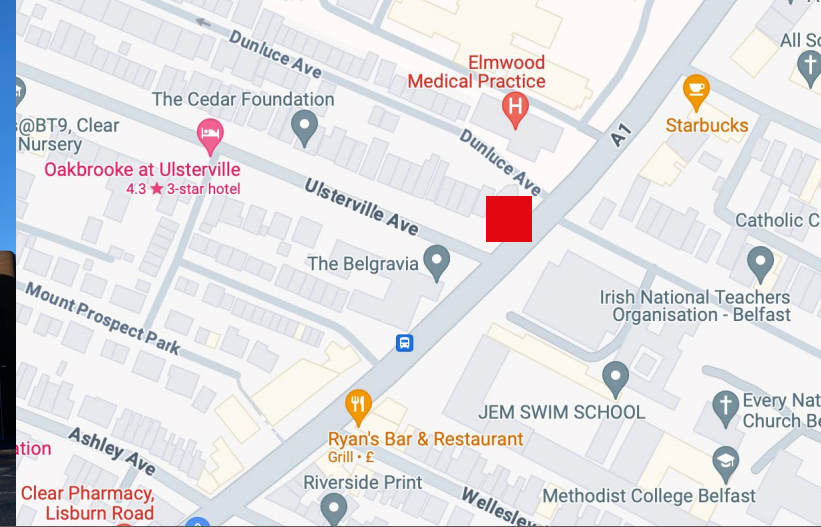
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## Description

### **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**

028 9023 3111

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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



# FRAZER KIDD

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