



For Sale Investment

Unit 1, 137-141 Hollywood Road, Belfast, BT4 3BE



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Summary

- Prime commercial premises occupying a prominent position on the Hollywood Road.
- Positioned within an affluent and popular suburb, on one of Belfast's main arterial routes.
- Comprises a modern ground floor commercial premises of c. 1,026 sq ft.
- Let as a Hair & Beauty Salon until 30th June 2025 at a rent of £9,300 per annum.

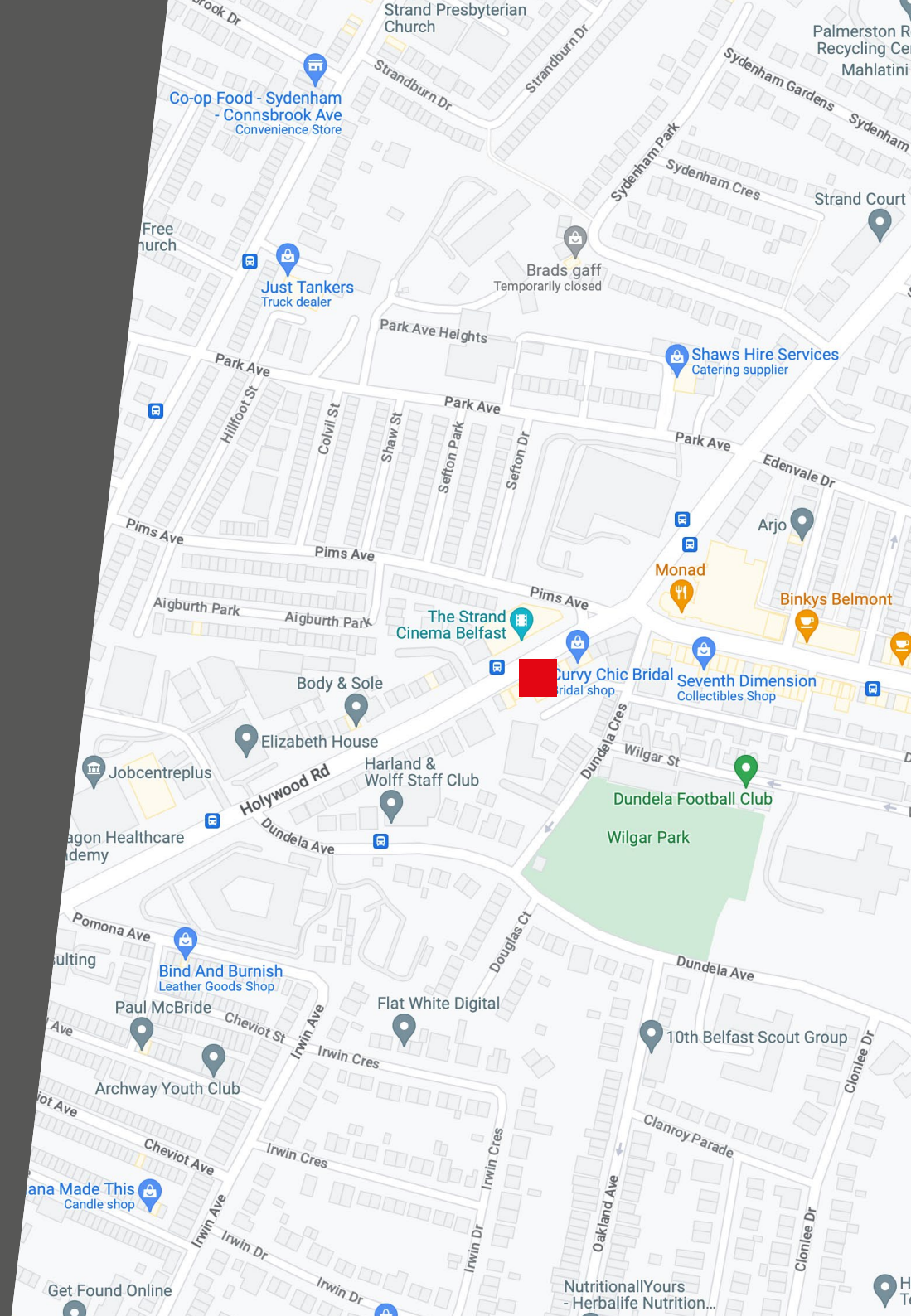
Location

The subject property is situated on the Hollywood Road, close to the junction where the Hollywood Road meets the Belmont Road, directly opposite the Strand Cinema.

The property is also situated within close proximity of Tesco Express, Slim's Healthy Kitchen & Binkys.

Description

The subject property occupies a ground floor location within a relatively modern building. The property is currently held under lease, and trades as a hair and beauty salon, and has been finished to a very good standard to include various partitioned beauty/treatment rooms, open plan areas, and kitchen and bathroom facilities.



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Unit 1, 137-141 Holywood Road, Belfast, BT4 3BE

Accommodation

We calculate the approximate Net Internal Floor Areas to be as follows:

Description	Sq. M	Sq. Ft
Salon/Sales/Treatment Rooms	91.13	981
Kitchen	4.16	45
W/C		
Total	95.29	1,026

Tenancy Details

- Tenant: Jenny McCalmont.
Lease Term: 3 Years from 1st July 2022 expiring on 30th June 2025.
Rent: £9,300 per annum plus VAT.
Repairs: Tenant to be responsible for interior repair.
Management Fees: Paid by the tenant, calculated at 5% plus VAT of the annual rent.
Building Insurance: Recoverable from the tenant.
Service Charge: Tenant responsible for payment of Service Charge.
Rates: Tenant responsible for payment of rates.

Price

Offers invited in the region of £110,000.
A purchase at this level represents a Net Initial Yield of 8.31%, assuming usual purchasers' costs.



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VAT

All figures quoted are exclusive of VAT, which is payable thereon.

Title

The property is held by Long Leasehold, subject to the payment of Ground Rent.

Rates

NAV: £9,200

Rate in £ (2022-2023): 0.572221

Rates Payable: £5,264.43 per annum

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Service Charge

The property is subject to the payment of a Service Charge in connection with the upkeep and maintenance of the block of which the subject premises forms part.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

Neil Mellon
07957 388147
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EPC

