



Instinctive
Excellence
in Property.

For Sale

Multi-Let Commercial Investment
c. 2,144 sq ft (c. 199.3 sq m)

98 Lisburn Road
Belfast
BT9 6AG

INVESTMENT

TENANTS UNAFFECTED
PROPERTY NOT VAT REGISTERED



For Sale

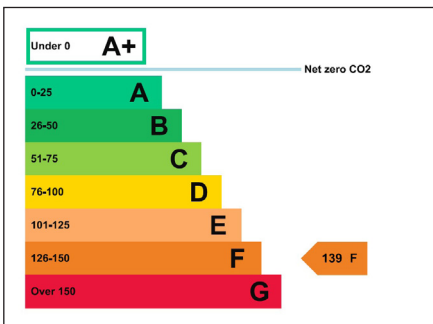
Multi-Let Commercial Investment

c. 2,144 sq ft (c. 199.3 sq m)

98 Lisburn Road
Belfast
BT9 6AG

INVESTMENT

EPC



Location

The property is situated along the main Lisburn Road, between College Gardens and Elmwood Avenue. Belfast City centre is only 1 mile away and is easily accessible via public transportation.

Belfast City Hospital is located directly opposite the subject property with the surrounding area being made up of both residential and commercial properties.

The area has seen active investment in recent years, with neighbouring occupiers including Starbucks, Ryans Bar & Restaurant and a range of other amenities along the Lisburn Road.

Description

The property is arranged over 5 storeys and currently consists of a range of rooms providing serviced commercial/office space to various occupiers. Each of the rooms have been fitted and decorated in line with the needs of each tenant and there are shared kitchen and toilet facilities throughout the building.

The property benefits from 2 parking spaces to the front and a further 6 parking spaces to the rear.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Basement	488.5	45.4
Ground Floor	429.3	39.9
First Floor	505.7	47.0
Second Floor	505.7	47.0
Third Floor	215.2	20.0
Total Net Internal Area	2,144	199.3

Tenancy Information

We have been advised the property has a total Gross income of £51,120 per annum this is inclusive of utilities and therefore the estimated Net rent is £44,736 per annum.

Tenants are directly responsible for their own rates bills, with the Landlord being responsible for utilities costs within the building.

A copy of the Tenancy Schedule is available upon request.

Rates

We have been advised by the Land and Property Services of the following rating information:

Description	NAV	Description	NAV
Ground Floor Front Office	£2,750	Second Floor Front Office	£2,850
Ground Floor Rear Office	£1,600	Second Floor Rear Office	£1,350
Basement Front Office	£3,000	Third Floor Left Office	£320
Basement Rear Office	£1,500	Third Floor Right Office	£800
First Floor Front Office	£3,200	Third Floor Rear Office	£480
First Floor Rear Office	£1,500		

Rate in the £ for 2024/2025: £0.599362

VAT

The building is not VAT registered.

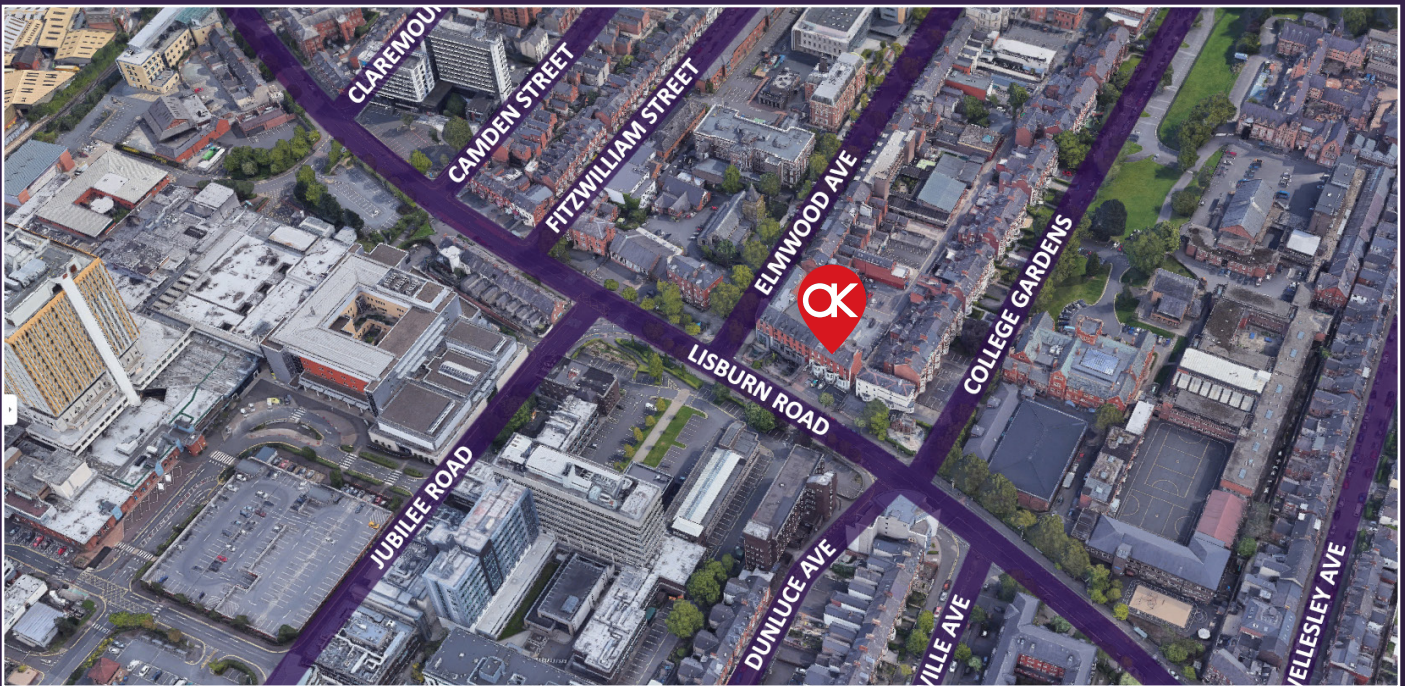
Asking Price

Offers in excess of £425,000 exclusive of VAT which reflects a Net Initial Yield of 10.12% assuming purchaser's costs of 6.56%.

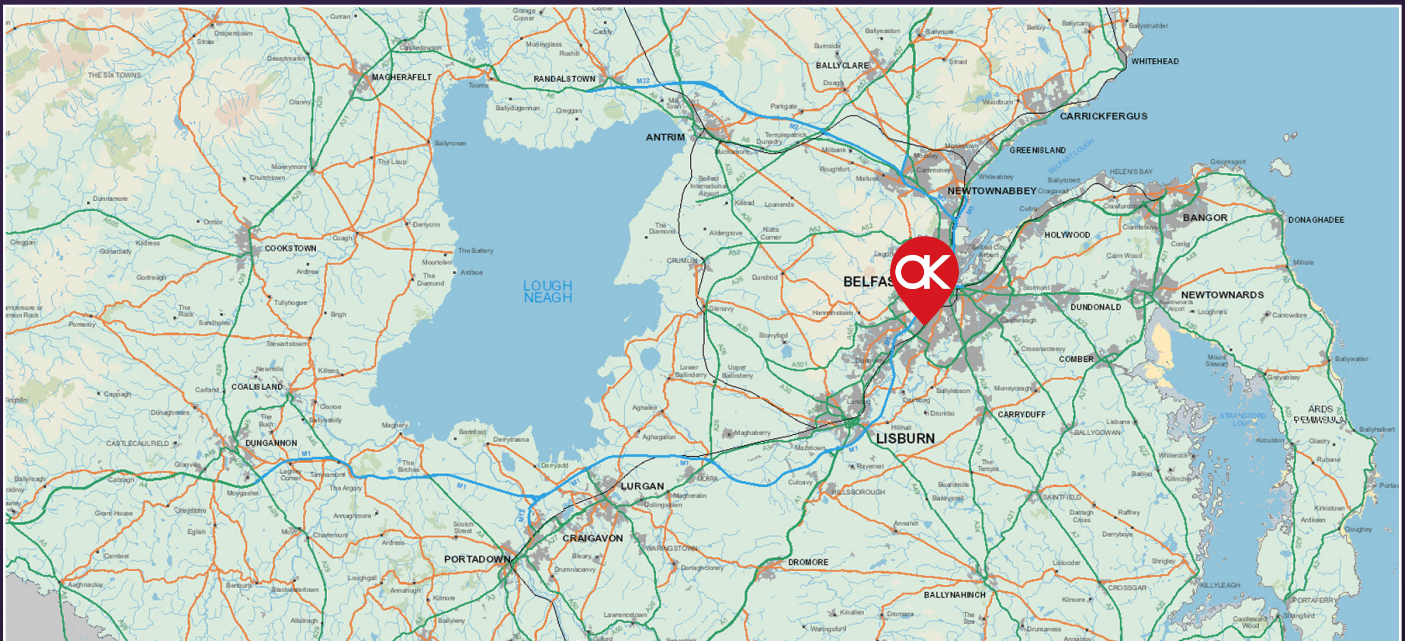
Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.





FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.