



For Sale Fully Let Mixed Use Investment

74 Stranmillis Road, Belfast, BT9 5AD



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COMMERCIAL

028 90 500 100

SUMMARY

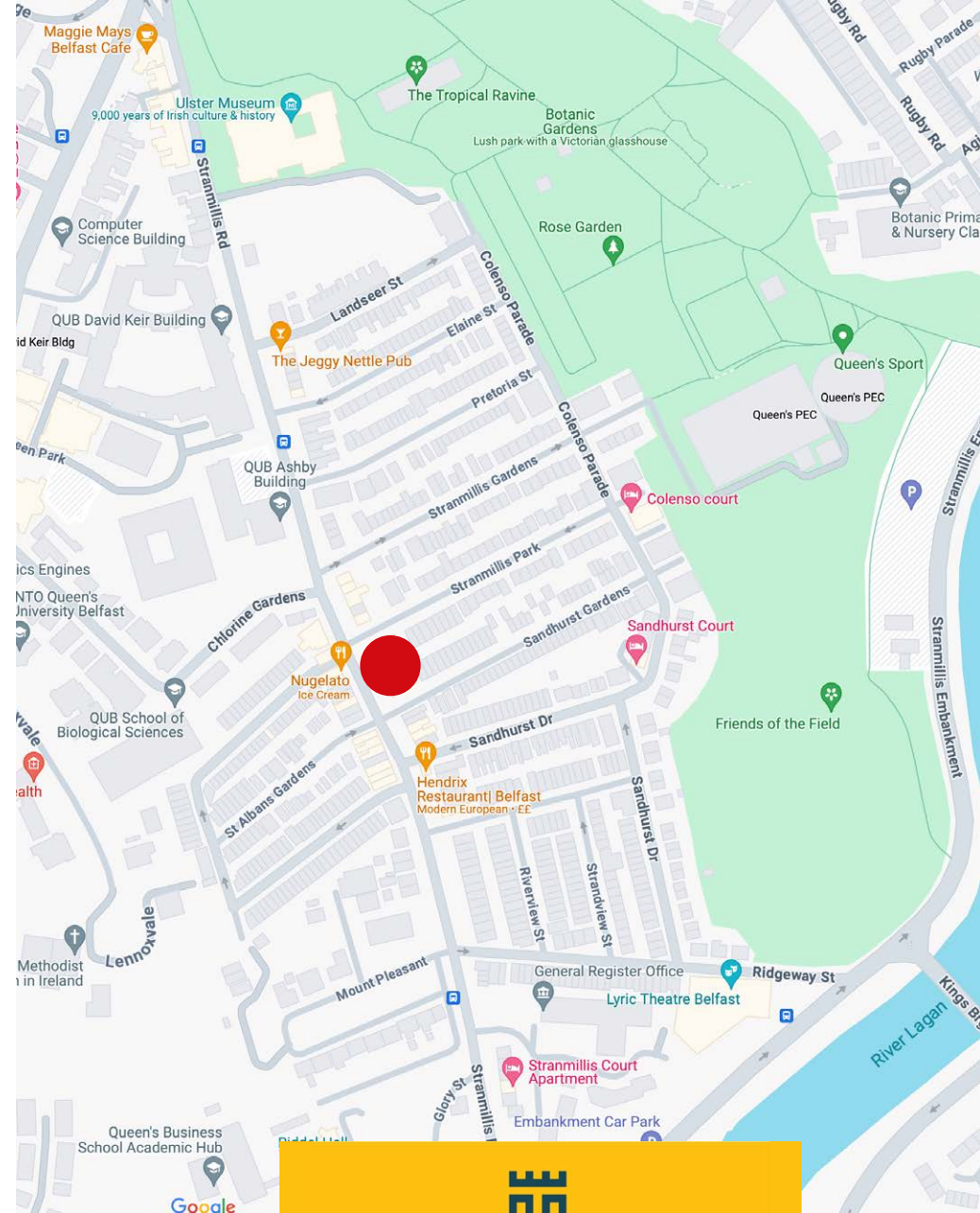
- Fully let mixed use commercial and residential development producing a current gross rental income of £42,900 per annum.
- Prominent location in the heart of Stranmillis village in South Belfast.
- Ground floor operated by award winning Sphinx takeaway, with two private apartments on the upper floors.

LOCATION

- The subject occupies a high profile location in the heart of Stranmillis in South Belfast, approximately 1 mile from Belfast City Centre.
- The area benefits from a high level of footfall and passing trade due to its location close to a number of Queen's University facilities, Stranmillis College, The Lyric Theatre and Botanic Gardens.
- Stranmillis is considered a popular location for students and young professionals, with occupiers in the area including The Jeggy Nettle Pub, The Chippy, Stranwhiches, Centra, Bob & Berts and Nugelato.

DESCRIPTION

- The subject comprises a three-storey building occupied by a ground floor takeaway and two separate apartments above.
- The ground floor is currently occupied by the Sphinx, who have been in occupation since 2006 and are one of the highest rated takeaways in Belfast.
- First floor apartment comprises one bedroom, a bathroom and open plan kitchen space, whilst the second-floor apartment comprises two bedrooms, a bathroom and open plan kitchen space. Access is from the rear alleyway between Stranmillis Park and Sandhurst Gardens.



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SCHEDULE OF ACCOMMODATION

Address	Floor Area	Tenant	Lease	Current Gross Rent PA	Estimated Rates Payable 24/25	Note
74 Stranmillis Road (Ground Floor)	739	Private Individual t/a Sphinx	25 years from 01/06/2006	£28,500	£6,041.57	Rates paid by tenant
74 Stranmillis Road (First Floor)	527	Private Individual	Yearly Tenancy*	£8,100 (£675 pcm)	£636.86	
74 Stranmillis Road (Second Floor)	624	Private Individual	Yearly Tenancy*	£6,300 (£525 pcm)	£727.84	
Total	1,890			£42,900		

*Tenancies are renewed on an annual basis. Further information available on request

TITLE

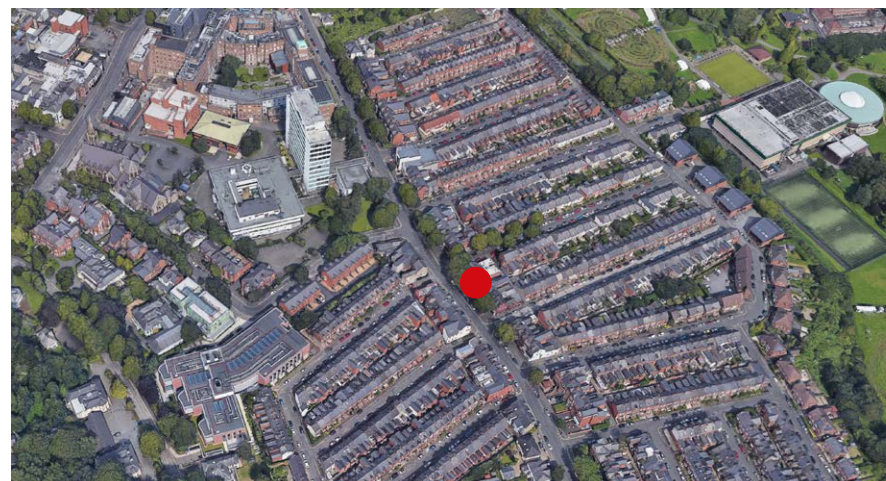
Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

PRICE

We are seeking offers in the region of £595,000, exclusive.

VAT

All prices and outgoings are exclusive of but may be liable to Value Added Tax.



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EPC

Awaiting EPC



Not to Scale

CONTACT

For further information or to arrange a viewing contact:

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