



**For Sale**

## **Fully Let Mixed Use Investment**

The Hub, 45-47 Ravenhill Road, Belfast, BT6 8DQ

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## Summary

- Fully let mixed use commercial building comprising c. 10,928 sq ft.
- Opportunities to asset manage space and maximize rental income.
- Currently producing a Net Income of approximately £63,500 p.a.
- Seeking offers in the region of £595,000 which reflects a Gross Yield of 10.67%.

## Location

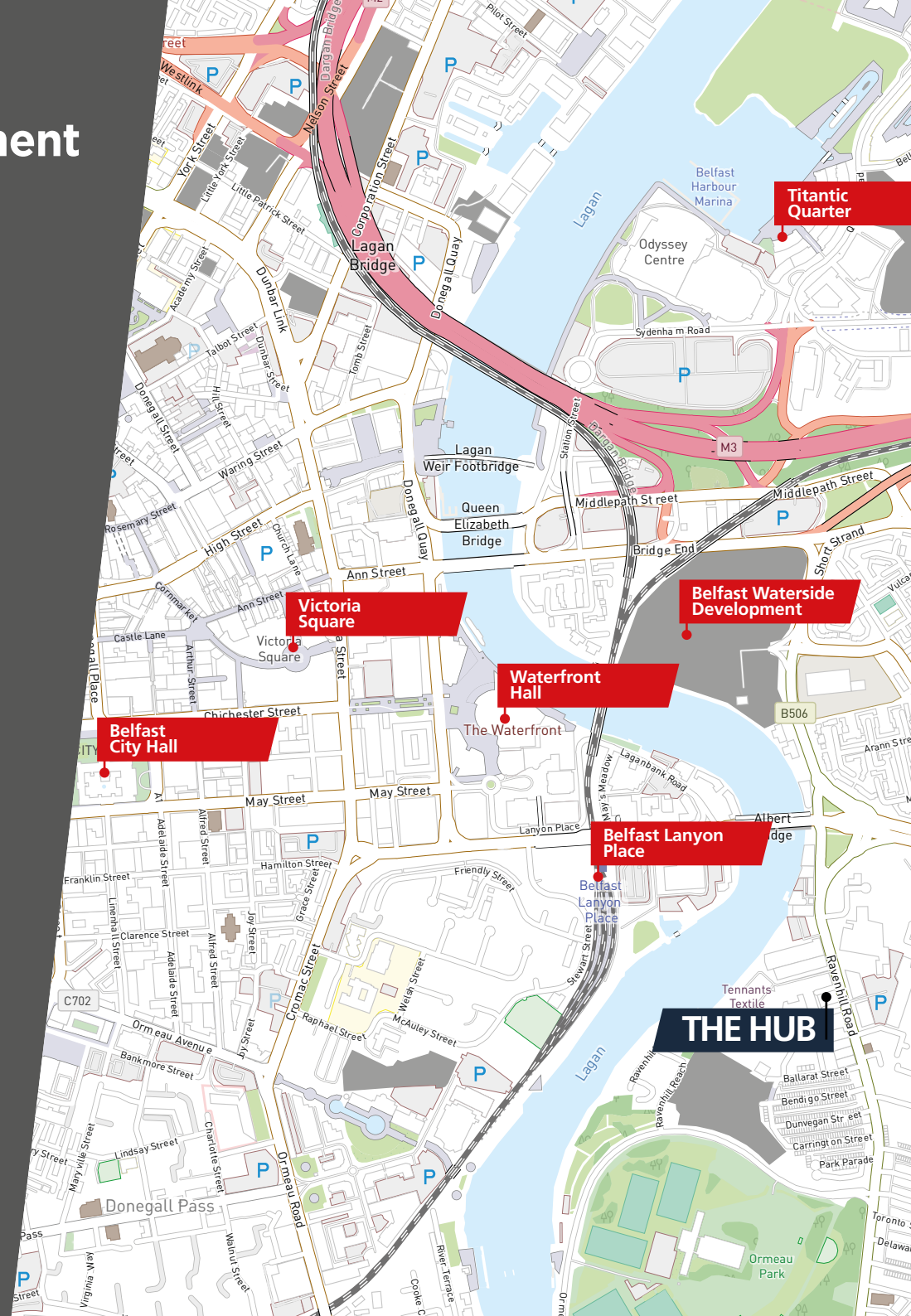
Belfast is Northern Ireland's capital with a population of c.700,000 and a further extensive catchment within a 10 mile radius.

The subject property occupies a highly prominent position on the Ravenhill Road which is one of the main arterial routes into Belfast City Centre and benefits from large volumes of both vehicular traffic and pedestrian flow. The building's location means that it benefits from excellent transport links and allows for easy access into Belfast City Centre, the Titanic Quarter and M2 & M3 motorways.

Nearby occupiers include Howdens, Martin Philips Carpets, Screwfix, City Vets, Polita and Wood Floor Warehouse.



Not To Scale. For indicative purposes only.





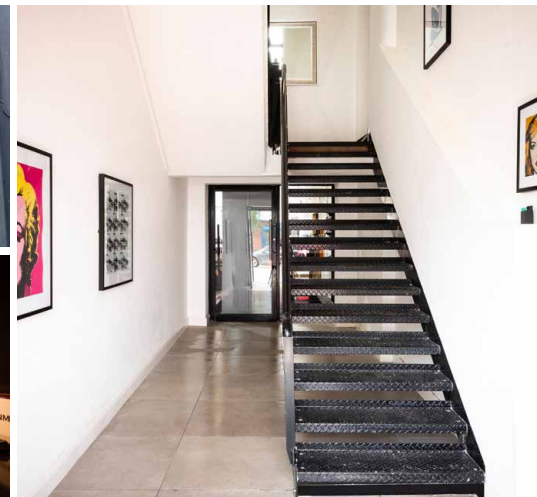
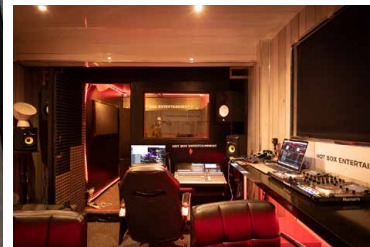
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## Description

The property is a substantial commercial building extending to c. 10,928 sq ft over two floors and offers a range of accommodation under one roof, housing 7 tenants. Externally new PVC windows have been installed to the ground and first floors of the building as well as the side return. New electric roller shutters and aluminium glass doors have been fitted to all external entrances and the main entrance lobby into 'The Hub' has been refurbished to include a tiled floor, plastered and painted walls, new lighting and a new bespoke tick tack staircase has been installed.

Internally the building comprises a number of smaller and larger units which have been finished to include plastered and painted walls and strip lighting. Motion Fitness Gym occupy the majority of space at ground floor level. The first floor is partitioned into a number of smaller units which vary in size and most of the tenants are situated at this level.



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| UNIT         | TENANT   | AREA (SQ FT)    | RENT (PA)      | LEASE START DATE | LEASE EXPIRY | Comment                                      |
|--------------|--|-----------------|----------------|------------------|--------------|--|
| 1            | Motion Fitness Gym                                 | 950             | £8,000         | 01/01/2023       | 01/01/2026   | Interior Repairing & Insuring.               |
| 2            | Sports Physio & Cat Jemmy Nutrition & Fitness      | 1,046           | £7,200         | 01/02/2024       | 31/01/2026   | Interior Repairing & Insuring.               |
| 3            | Motion Fitness Gym                                 | 1,545           | £8,000         | 01/01/2023       | 01/01/2026   | Interior Repairing & Insuring.               |
| 4            | Motion Fitness Gym                                 | 2,537           | £8,000         | 01/01/2023       | 01/01/2026   | Interior Repairing & Insuring.               |
| 5            | Christ Believers Christian Gospel Church           | 945             | £6,600         | 10/03/2023       | 10/03/2025   | Interior Repairing & Insuring.               |
| 6            | Devious Vapes Recording Studio                     | 324             | £3,600         | 01/02/2022       | 1/03/2025    | Interior Repairing & Insuring.               |
| 7            | Devious Vapes Recording Studio                     | 227             | £3,600         | 01/02/2022       | 1/03/2025    | Interior Repairing & Insuring.               |
| 8            | The Movement Loft - Sports Agility & Strengthening | 956             | £9,600         | 13/05/2023       | 13/05/2025   | Interior Repairing. Landlord pays insurance. |
| 9            | Belfast Aikido Martial Arts Club                   | 1,570           | £7,200         | 17/02/2020       | 17/02/2025   | Interior Repairing. Landlord pays insurance. |
| 11 Rear      | Devious Vapes Recording Studio                     | 828             | £3,000         | 15/12/2023       | 15/12/2026   | Interior Repairing & Insuring.               |
| <b>Total</b> |  | <b>c.10,928</b> | <b>£64,800</b> |                  |              |  |

\* Copy Leases can be provided following an accompanied viewing of the property.

\* Telephone mast sold off on a long leasehold basis at a peppercorn rent. Further info available upon request.

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## Title

The property is held under freehold / long leasehold Title and is free from any onerous or restrictive covenants.

## Business Rates

Each unit has been individually accessed by Land & Property Services and therefore it's the tenants responsibility to pay business rates directly to the rates collection agency.

## VAT

We have been advised that the property has not been elected for VAT.

## Price

Seeking offers in the region of £595,000 reflecting a Gross Yield of 10.67%..

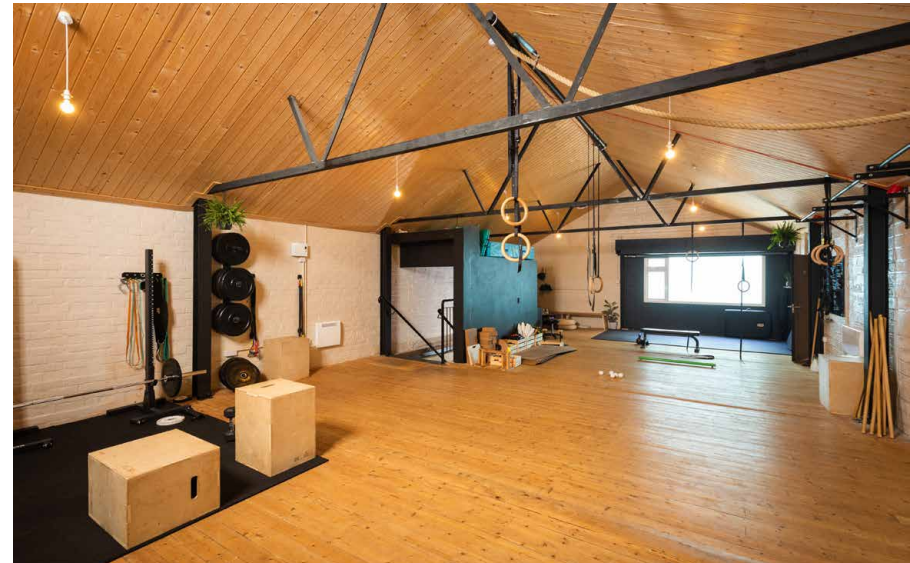
## Viewing

Strictly by appointment with the sole selling agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

**Neil Mellon**

07957 388147  
nmellon@frazerkidd.co.uk

**Beth Brady**

07775 92428  
bbrady@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB  
028 9023 3111  
mail@frazerkidd.co.uk  
frazerkidd.co.uk

### Energy Performance Certificate

The EPC ratings for each unit are as follows:

| Unit   | EPC  |
|--------|------|
| Unit 1 | D92  |
| Unit 2 | D83  |
| Unit 3 | D78  |
| Unit 4 | D93  |
| Unit 5 | D77  |
| Unit 6 | F134 |
| Unit 7 | C52  |
| Unit 8 | G214 |
| Unit 9 | E116 |

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