



For Sale Retail and Office Investment

71 Botanic Avenue, Belfast, BT7 1JL

Tenants Unaffected

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**FRAZER
KIDD**

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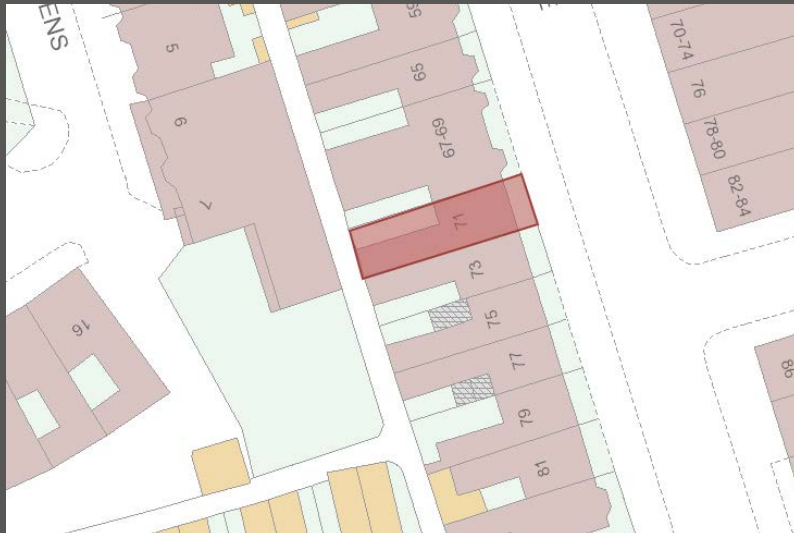
Summary

- Botanic Avenue is one of Belfast's most popular student locations, situated close to Queens University.
- Currently producing a net income of £31,750 per annum.
- 3 storey fully let retail and office investment.
- Neighbouring occupiers include Boojum, Kaffe-O, Scalini's, Russell's and Tribal Burger.

Location

The property occupies a highly prominent position on Botanic Avenue located approximately 1 mile south of the Belfast City Centre and as such benefits from a high level of passing trade from local business, young professionals and students that characterise the area.

Queens University, the City Hospital and Botanic train station are within a c. 5 minute walk.



Not To Scale. For indicative purposes only.



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Description

This is a prominent 3 storey mid-terrace building of traditional construction covered by a pitched tiled roof. Internally the property has been fitted out providing a hot food takeaway on the ground floor with seating area to the front and kitchen area/stores to the rear.

The first and second floors are currently used as a yoga/pilates studio and consultation rooms.

Externally the property benefits from a good frontage to the main road and also has rear access via a shared alley way off either Mount Charles or Crescent Gardens for refuse collections and deliveries.

Accommodation

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

Description	Sq. M	Sq. Ft
Ground Floor Retail	92.9	1,000
1st Floor	58.81	633
2nd Floor	25.85	278
Total Approximate Net Internal Area	117.56	1,911

Planning

Ground floor space benefits from hot food carry out planning permission LA04/2017/0737/F

Title

Assumed freehold/long leasehold

Proposal

We are seeking offers in the region of £395,000. An acquisition at this level reflects a net initial yield of 7.72%, after assumed purchaser costs of 4.14%.



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VAT

All figures quoted are exclusive of VAT, which may be payable.

Tenancy Schedule

Address	Tenant	Term	Rent PA
Ground Floor, 71 Botanic Ave	Wakawaka LTD	15 years from 01.08.17 Tenant has an option to break on 01.08.2027 Rent review 01.08.2027	£25,000
1st & 2nd Floors, 71 Botanic Ave	Body Conscious Belfast	3 years from 01.04.23	£6,750
			£31,750

Tenants are responsible for payment of rates. For further information please contact LPS.

Waka Waka Ltd forms parts of the OYE Group which includes OYE Packaging LTD, a wholesale and distribution business for the restaurant industry and sister brands to include Waka Drive-Thru on Boucher Road and 4 Madam Pho restaurants, located on Botanic Avenue, Lisburn Road, Glengormly and Lisburn.

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
nmellon@frazerkidd.co.uk

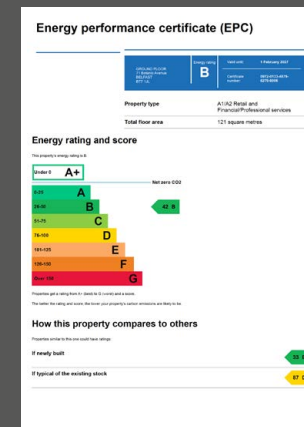
Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB
028 9023 3111
mail@frazerkidd.co.uk
frazerkidd.co.uk

Disclaimer

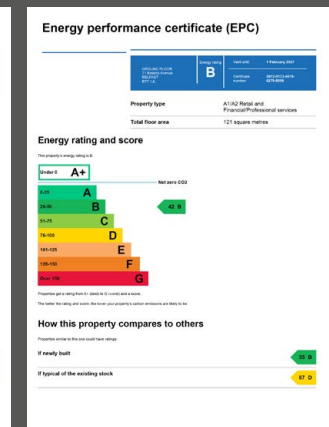
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EPC



Ground Floor 71 Botanic Avenue



1st & 2nd Floor 71 Botanic Avenue