



Osborne King

# 541 SAINTFIELD ROAD, BELFAST, BT8 8ES



PROPERTY

OVERVIEW

LOCATION

DESCRIPTION

TENANCY

GALLERY

SALE DETAILS

CONTACT



## Overview

- Highly prominent position with convenient access to the A24 Belfast to Saintfield Road.
- Comprises a semi-detached two storey office premises with self-contained car park and industrial unit to the rear.
- Fully let to long standing tenants with a gross rental income of £73,554 per annum.
- Asking price: offers in the region of £870,000 exclusive.



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SAINTFIELD ROAD

## Location

The property is located in a highly prominent position on the Saintfield Road which is one of the main arterial routes into Belfast city centre. It is situated approximately 2 miles north of Carryduff and 6 miles south of Belfast with convenient access to a wide road network.

Neighbouring occupiers include Crockard ASC, Eastwood Demolition and Wrights Accident Repair Centre.





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## Description

The subject property comprises two elements as follows:

1. Situated fronting the Saintfield Road, the property comprises a two storey semi-detached office building with a self-contained tarmacadam surfaced car park. The building extends to approximately 4,339 sq ft and provides for a mixture of open plan and cellular type office accommodation with ancillary staff facilities which is let to a number of tenants. The building is of concrete block and brick construction with a mono-pitched roof, part PVC/timber frame windows and gas fired central heating.
2. A 10,000 sq ft industrial unit of steel portal frame construction with part concrete block/profile metal cladding to the elevations and a minimum eaves height of 5m and 10.5m to the apex. There are a number of stores and ancillary staff facilities totalling 2,947 sq ft located off.

1

2







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INDUSTRIAL / INVESTMENT

FOR SALE



### Tenancy & Accommodation

| Description                            | Area (Sq Ft)  | Tenant                  | Lease Term               | Passing Rent (p.a) |
|--|---------------|-------------------------|--------------------------|--------------------|
| Warehouse/Stores & Ground Floor Office | 14,949        | FIN Maintenance Limited | 5 years from 1 Feb 2022  | £46,938.48         |
| First Floor Offices                    | 1,253         | Unico                   | 5 years from 14 Nov 2022 | £15,600.00         |
| First Floor Offices                    | 266           | Richard Marks           | 5 years from 14 Dec 2022 | £4,200.00          |
| First Floor Offices & Stores           | 818           | OHES                    | 5 years from 16 Feb 2022 | £6,816.00          |
| <b>Total</b>                           | <b>17,286</b> |                         |                          | <b>£73,554.48</b>  |

Landlord is liable for Building Insurance and maintenance with an approximate annual expenditure of £9,500.







## Title

We understand the property is held by way of a Freehold Title. It should be noted that an adjoining land owner has a Right of Way over the car park. Further information is available from our client's solicitor:

**Hewitt & Gilpin Solicitors, 73 Hollywood Road, Belfast**

Telephone: 028 9057 3573  
 Contact: Ashley Russell  
 Email: arussell@hewittandgilpin.co.uk

## Rates

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

| Unit                 | Description               | NAV            |
|----------------------|---------------------------|----------------|
| First Floor Office   | Office 1, 2, 5, 8         | £8,000         |
| First Floor Office   | Office 3                  | £650           |
| First Floor Office   | Office 4                  | £1,350         |
| First Floor Office   | Office 6 & 7              | £3,550         |
| Ground & First Floor | Workshop, stores, offices | £46,650        |
|                      | <b>Total:</b>             | <b>£60,200</b> |

Non-domestic rate in £ for 2024/25: £0.599362

## Anti-Money Laundering

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

## Guide Price

We are instructed to seek offers in the region of £870,000 exclusive, reflecting a NIY of 7% (after landlord's and purchaser's costs) which reflects £50.00 psf Capital Value.

## VAT

All prices quoted are exclusive and therefore may be liable to VAT.

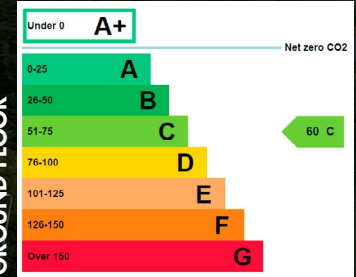




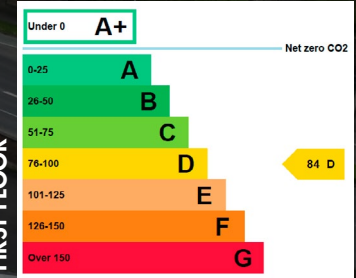
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EPC's

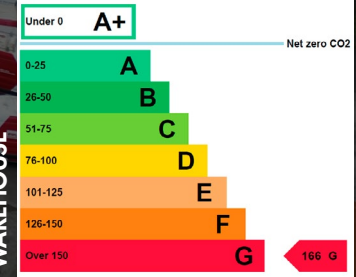
GROUND FLOOR



FIRST FLOOR



WAREHOUSE



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KYLE McCOMISKEY: 📞 028 9027 0012 📠 077 3081 1885 ✉ kyle.mccomiskey@osborneking.com

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## MISREPRESENTATION ACT 1967

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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/uksi/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.