



Instinctive
Excellence
in Property.

For Sale

Prominent Mixed-Use Building
Part Income Producing

98 Botanic Avenue
Belfast
BT7 1JR

COMMERCIAL



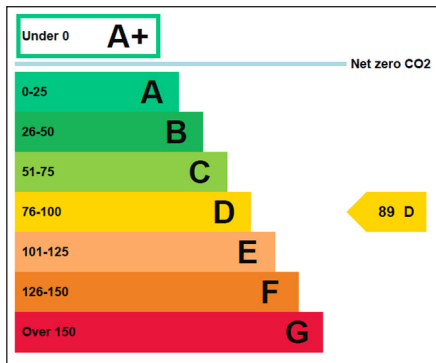
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COMMERCIAL

EPC



Location

The building is located on the busy Botanic Avenue close to its junction with University Street and close to Queens University Campus. Botanic is located south of the heart of the city centre which is approximately 1 mile away. Neighbouring occupiers include House Belfast, Greggs, Boojum as well as independent outlets.

Description

The property is a mid-terrace 3 storey red brick building which has been extended to the rear and provides a compact enclosed yard. The ground floor has undergone significant refurbishment and provides a modern unit trading as Al Gelato. The vacant upper floors are self-contained and provides cellular layout throughout. The accommodation was previously used for commercial and requires refurbishment prior to occupation.

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
Ground Floor (Al Gelato) - Tenant unaffected	517	48
First & Second Floors (Vacant)	1,048	97
Total Net Internal Area	1,565	145

Rates

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

Description	Net Annual Value	Estimated Rates Payable
Ground Floor (Al Gelato)	£10,700	£6,413
First & Second Floors (Vacant)	£6,850	£4,105

Rate in the £ for 2024/2025: £0.599362

The tenant maybe liable for Small Business Rates Relief of up to 20% as the NAV is below £15,000. Please check with LPS.



Ground Floor

Opportunity

The property provides a purchaser an opportunity to benefit from the income on the ground floor and refurbish the upper floors to owner occupy or also lease out. The upper floors may lend itself to residential conversion subject to planning permission.

Guide Price

We have been instructed to seek offers in the region of £275,000 exclusive.

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.

Tenancy

The property is currently part let which provides a ground floor lease providing an income of £10,000 per annum. The lease is for a term of 10 years with effect from April 2023 subject to tenant breaks in years 3 & 6 with 3 yearly rent reviews.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.



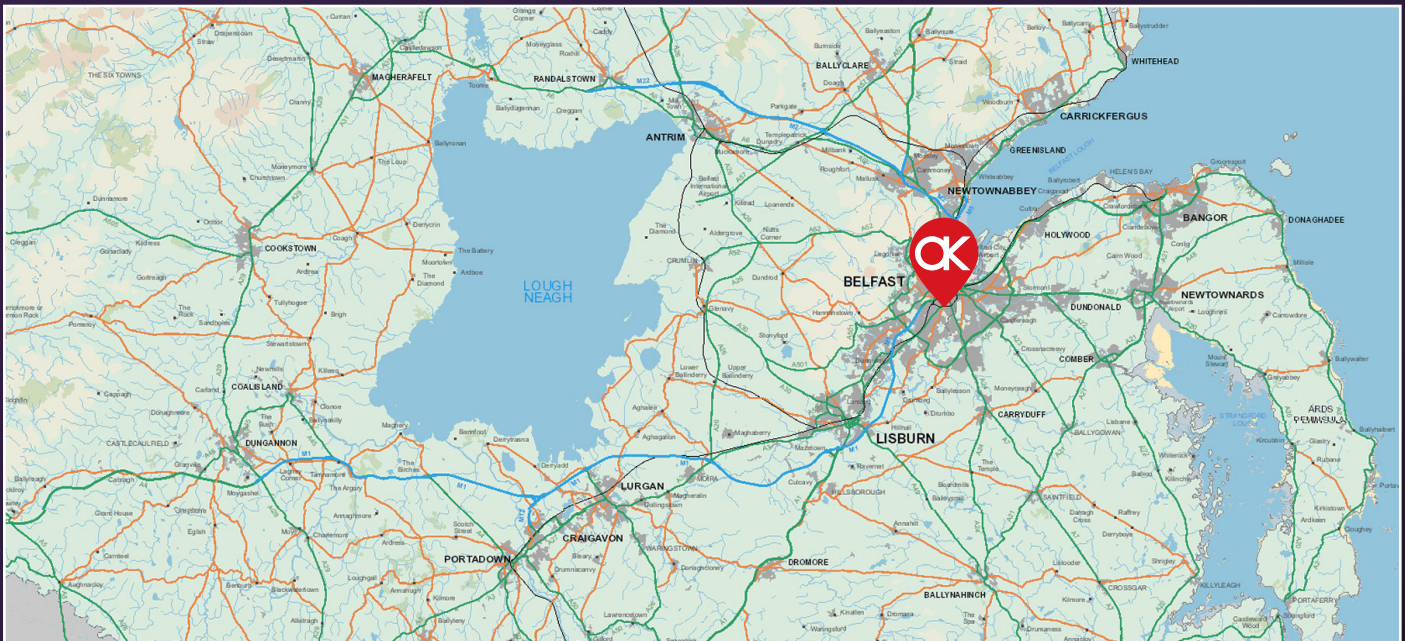
First Floor



Second Floor



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.