



**For Sale**

## **Fully Let Mixed Use Investment**

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

■ ■ ■ ■ ■ ■ ■ ■ ■ ■  
**FRAZER  
KIDD**



# For Sale Fully Let Mixed Use Investment

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

## Summary

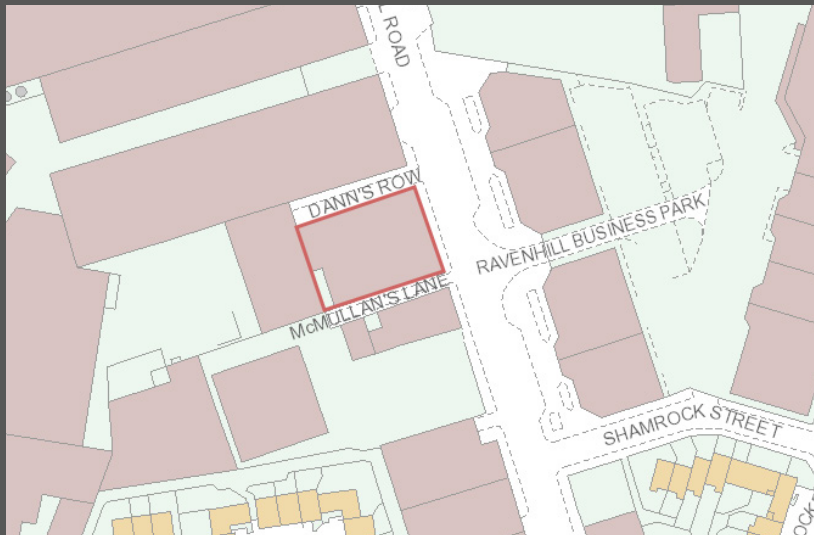
- Fully let mixed use commercial building comprising c. 10,928 sq ft.
- Opportunities to asset manage space and maximize rental income.
- Currently producing a Net Income of approximately £63,500 p.a.
- Seeking offers in the region of £495,000 which reflects a Gross Yield of 13%

## Location

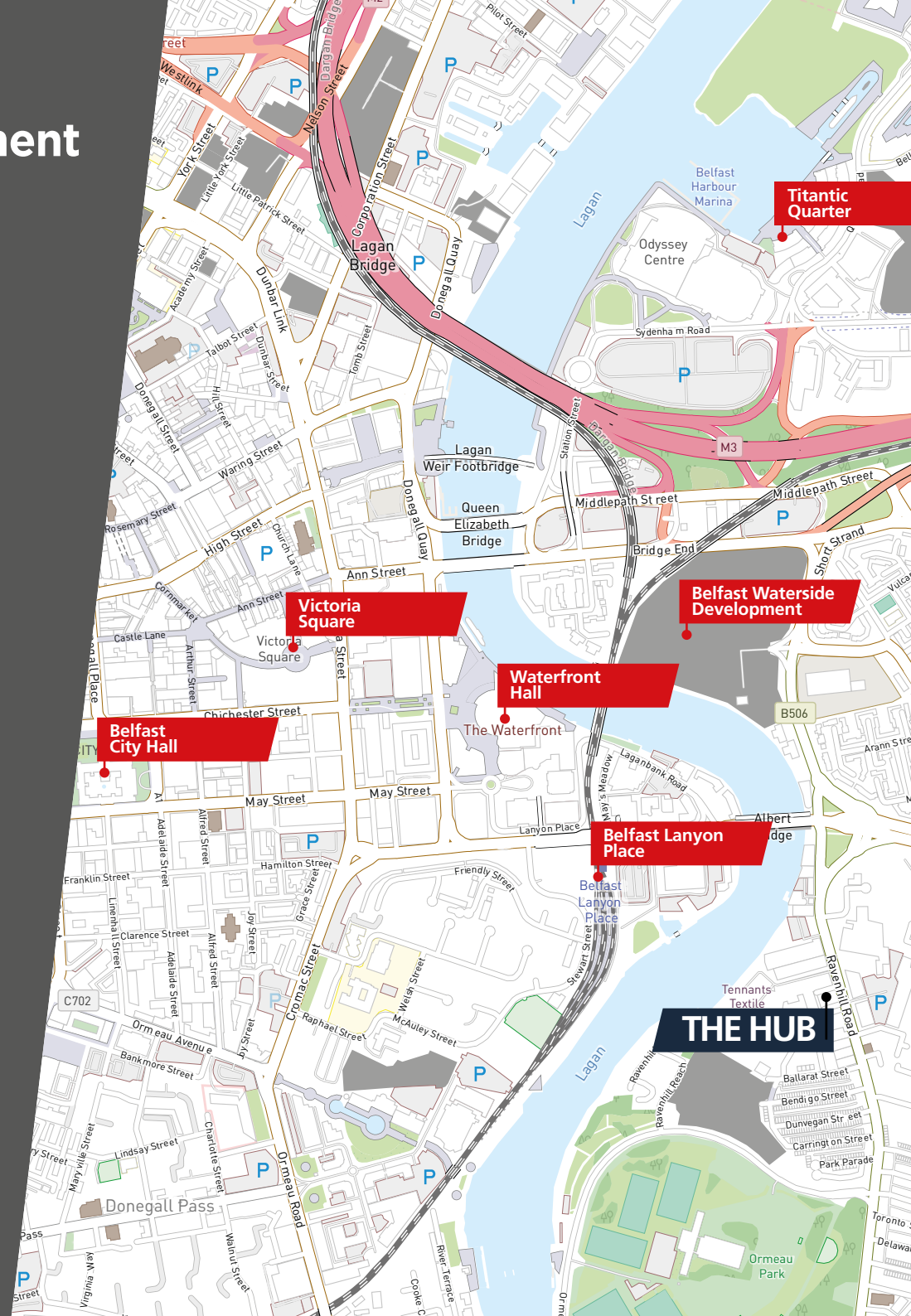
Belfast is Northern Ireland's capital with a population of c.700,000 and a further extensive catchment within a 10 mile radius.

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.



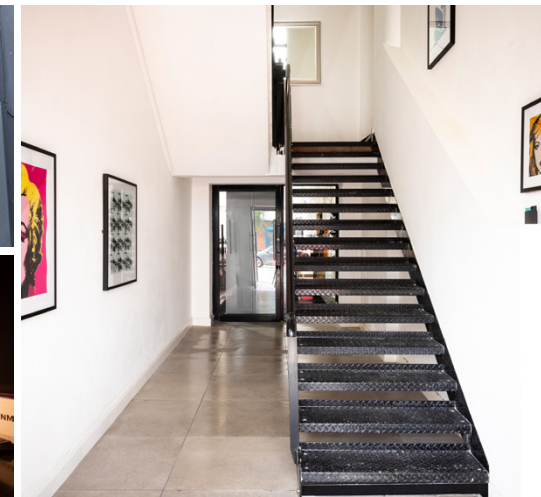
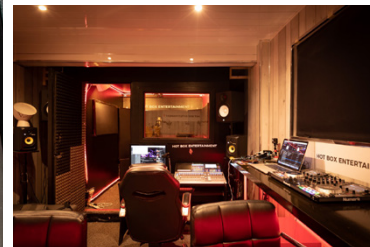
# For Sale Fully Let Mixed Use Investment

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

## 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.





# For Sale Fully Let Mixed Use Investment

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

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.

# For Sale Fully Let Mixed Use Investment

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

## 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 £495,000 which reflects a Gross Yield of 13%.

## 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

**Disclaimer**

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, 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 Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.