



FOR SALE

168 Cavehill Road, Belfast, BT15 5EX

Prominent Mixed Commercial / Residential Investment Opportunity Comprising a Ground Floor Office of c. 555 sq ft (52 sq m) and First Floor 2 Bed Apartment

LOCATION / DESCRIPTION

The property is prominently located close to Cavehill Road's junction with the A55 / North Circular Road in North Belfast, c. 3.2 miles from the City Centre.

The property comprises ground floor office accommodation fitted to include a large glazed shop front with roller shutter, reception, 2 no. private offices, kitchen & WC which has just been let to Simon Brien Estate Agents who are intending to spend c. £70,000 on refurbishment to include new shop front and cladding, new electrics, new air conditioning and redecoration.

The first floor apartment comprises 2 bedrooms, kitchen / dining area, living room and bathroom with gas fired heating and sole use of the rear garden which is on the market for £850 per month (current tenant vacating 17 October 2024).

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR OFFICE (c. 20 ft Frontage)		
Reception	c. 28 sq m	299 sq ft
Private Office 1	c. 12 sq m	126 sq ft
Private Office 2	c. 8 sq m	82 sq ft
Kitchen	c. 4 sq m	48 sq ft
WC		
FIRST FLOOR APARTMENT		
Living Room	c. 15 sq m	164 sq ft
Kitchen / Dining Area	c. 18 sq m	199 sq ft
Bedroom 1	c. 11 sq m	123 sq ft
Bedroom 2	c. 10 sq m	103 sq ft
Bathroom (Including WC & Shower)		
TOTAL ACCOMMODATION	c. 106 sq m	1,144 sq ft

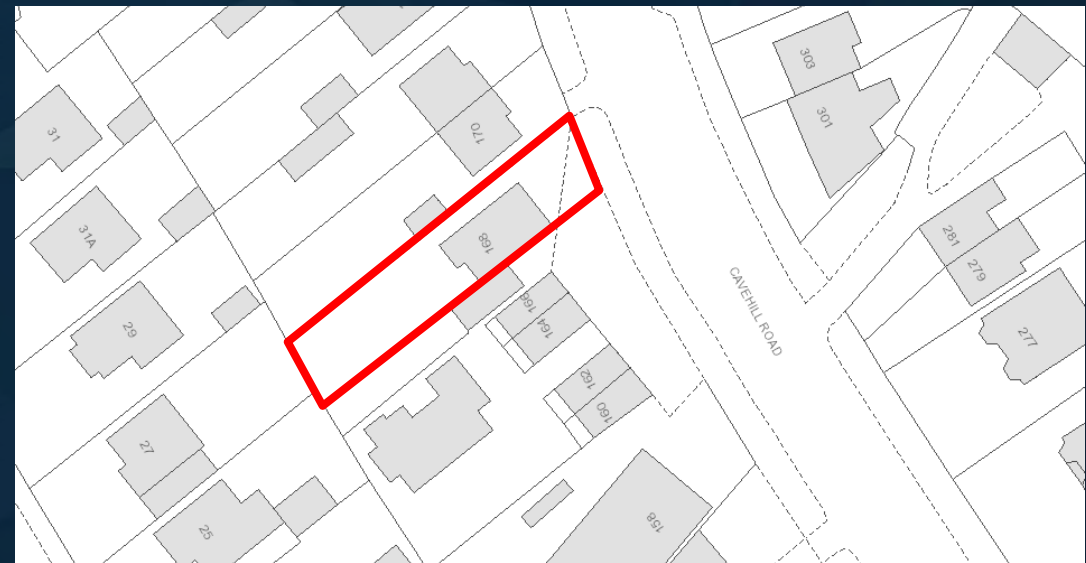
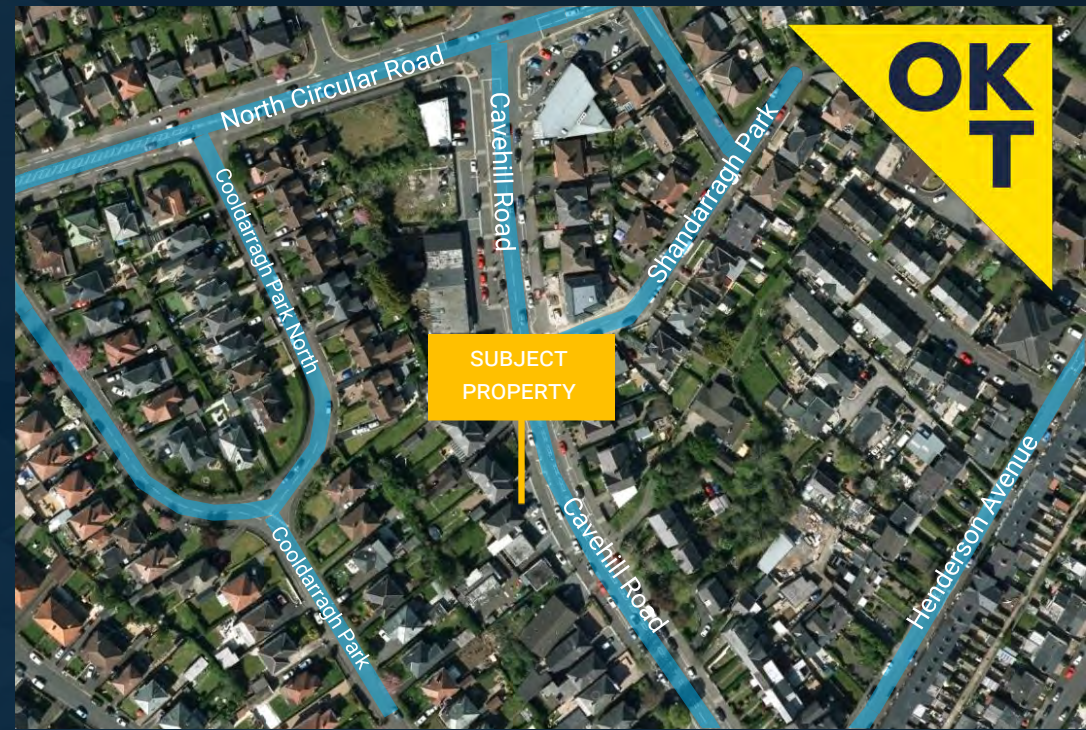
TENANCY DETAILS

GROUND FLOOR: Let to Simon Brien Residential Ltd for 10 years from 19 August 2024 on an FRI lease with a 5 year upwards only rent review / tenant break option at £12,000 per annum.

Simon Brien are one of Northern Ireland's leading residential estate agents with over 40 years experience and c. 45,000 properties transacted.

In 2024 Simon Brien joined the Sherry Fitzgerald Group, the largest estate agency in the Republic of Ireland with more than 100 offices.

FIRST FLOOR: Current tenant vacating 17th October 2024. On the market to let at £850 per month.



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/ukksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 9953



Offices



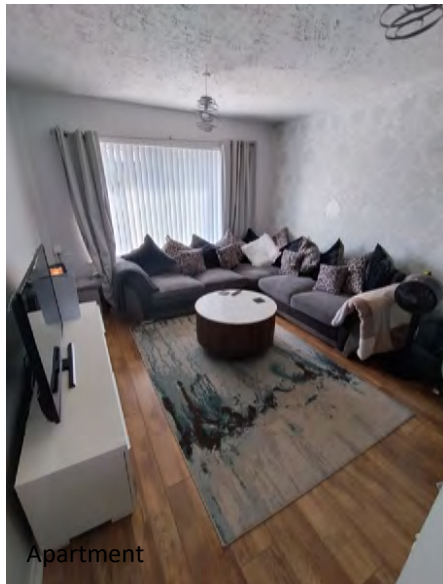
Offices



Offices



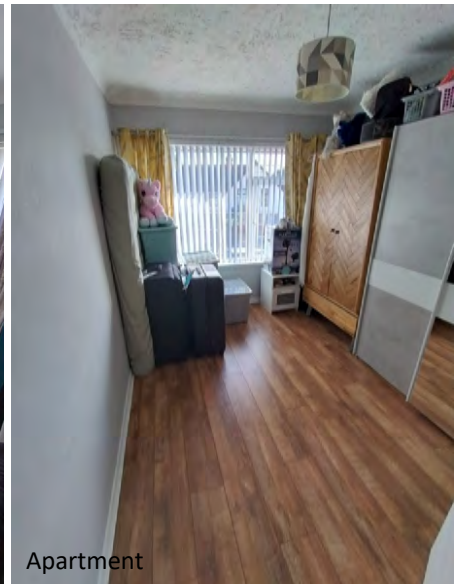
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Apartment



Apartment



Apartment

SALES DETAILS

PRICE: Offers around £250,000
TITLE: Freehold / Long Leasehold subject to nominal ground rent.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

VAT is not chargeable on the sale.

NAV (RATES PAYABLE)

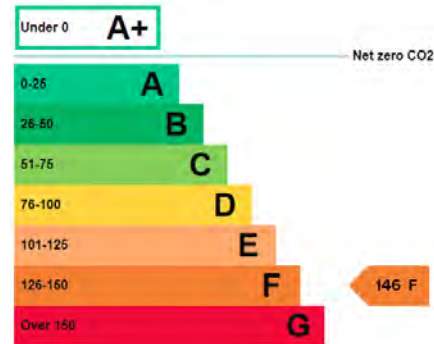
Ground Floor - £8,150
Estimated rates payable: £4,884.80 per annum

Apartment - £45,000
Estimated rates payable: £449.10 per annum

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

Energy rating and score

This property's energy rating is F.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE

iain.mccabe@okt.co.uk

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD **028 9024 8181** | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ **028 7034 4244** okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at 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 their accuracy is not guaranteed and any intending purchaser or tenant 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 the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

