

FOR SALE

Prime Mixed-Use Investment Opportunity

443-451 Antrim Road
Belfast
BT15 3BJ

- Prominent location situated on the busy Antrim Road.
- Fully-let producing an income of £64,750 per annum rising to £69,750 in Q4 2024.

LOCATION

The subject property is located on a prominent stretch of the Antrim Road, close to Tesco and the Maxol PFS. The Antrim Road is one of Belfast's main arterial routes, benefitting from excellent transportation links.

The locality comprises a mix of uses to include commercial, retail and residential located in the vicinity. Other neighbouring occupiers include Brothers, Dunmore Pharmacy, Day Today and Davidson & Hardy.



DESCRIPTION

The property comprises a 2-storey commercial block on a self-contained site with parking to both the front and the rear. The property is currently fully let to 3 Tenants producing an income of £64,750 per annum exclusive, rising to £69,750 per annum exclusive from 12/12/2024.

TITLE

The property is presumed to be held freehold. Full title can be made available on request from the Vendors Solicitor.

SALE PRICE

We are instructed, to seek offers over £770,000 (Seven Hundred and Seventy Thousand Pounds Sterling) for our client's interest, excluding VAT. A purchase at this level would reflect a net initial yield of 8.59% assuming purchasers' costs of 5.44% from 12/12/2024.

VAT

All prices and outgoings stated are exclusive of VAT, which will be chargeable.

TENANCY SCHEDULE

Tenant	Unit	Term	Lease Start	Lease End	Area Sq Ft	Current Rent
Havana Grill NI Ltd	443-447 Antrim Road	5 years	12/12/2023	11/12/2028	1,756	Y1: £30,000 Y2-5: £35,000
Castle Locksmiths Ltd	449 Antrim Road	5 years	13/06/2023	12/06/2028	771	£12,750
DEPAUL Northern Ireland	451 Antrim Road	5 years	01/12/2021	30/11/2026	2,258	£22,000
Total					4,785	£64,750

RATES

The rate in the £ for 2024/25 is £0.599362. Therefore, the rates payable for 2024/25 are available below.

Unit	NAV	Rates Payable
443-447 Antrim Road	£18,800	£11,268.01
449 Antrim Road	£5,004.67	£6,592.98
451 Antrim Road	£15,700	£9,409.98

EPC

Copies of the EPC certificates are available and can be provided upon request.

SITE AREA

The site extends to approx. 0.3 acres.



LOCATION



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/ukxi/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 McConnell Property. 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.

VIEWING

For further information or to arrange a viewing, please contact:

McConnell



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