# McConnell (M) JLL Alliance Partner



028 90 205 900 mcconnellproperty.com



### **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.

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#### **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
Havanna 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.

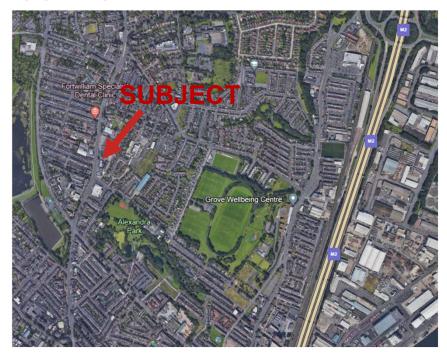
#### **SITE AREA**

The site extends to approx. 0.3 acres.



#### FOR SALE – 443-451 Antrim Road, Belfast, BT15 3BJ

#### LOCATION



#### **VIEWING**

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

## McConnell ((1) JLL Alliance Partner



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BT14NX

#### **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 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.

Disclaimer: McConnell Property and its subsidiaries and their joint agents if any for themselves and for the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of onnell Property or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any g for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by McConnell Property. (vi) In the case of new development or refurbishment